

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Public comment may NOT be heard during Administrative items, the Planning Division Project Manager may be reached at 801-399-8371 before the meeting if you have questions or comments regarding an item.

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

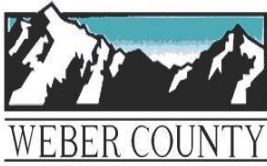
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record shall be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



WESTERN WEBER PLANNING COMMISSION MEETING

MEETING AGENDA

February 8, 2022

4:30 p.m. Premeeting/ Regular meeting 5:00 p.m.

- *Pledge of Allegiance*
- *Roll Call:*

1. **Minutes:** January 4, 2022

2. **Consent Items**

2.1. CUP: 2022-01 Consideration and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water.

Petitions, Applications, and Public Hearings:

3. **Administrative items:**

3.1 LVL091521 - Request for final subdivision approval of Lilac Estates PRUD, consisting of 23 townhouse units and 15 storage units and an existing single-family dwelling. **Presenter Felix Lleverino.**

3.2 LVR051321 - Consideration and action on a request for approval of an amended Open Space Preservation Plan for the Riverbend Cluster Subdivision, located at 4300 W 1400 S. **Presenter Felix Lleverino.**

Petitions, Applications, and Public Hearings:

4. **Legislative Items:**

4.1 Public hearing to receive a recommendation from the Planning Commission regarding a rezone from A-1 to R-1-10, property located at 2851 W 3100 N, Plain City. **Presenter Steve Burton.**

5. **Public Comment for Items not on the Agenda:**

6. **Remarks from Planning Commissioners:**

7. **Planning Director Report:**

8. **Remarks from Legal Counsel**

Adjourn to Work Session

W.S. 1 Randy Ropelato, 5100 W rezone to C-3

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. **The County Commissioners will be present to discuss economic development in the pre-meeting**

No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8374

1-4-2022 Minutes

Minutes for Western Weber Planning Commission meeting of January 4, 2022, held in the Weber County Commission Chamber, 2380 Washington Blvd. Floor 1 Ogden UT at 4:30 pm.

Members Present: Andrew Favero--Chair
 Bren Edwards-- Vice Chair
 Wayne Andreotti
 Chad Call
 Jed McCormick
 Sarah Wichern

Pledge of Allegiance

Staff Present: Rick Grover, Liam Keogh, Scott Perkes, Charlie Ewert, June Nelson

1. **Minutes were approved for December 14, 2021. Bren Edwards motioned to approve minutes. Sarah Wichern seconded the motion. Motion passed 6-0.**

Petitions, Applications, and Public Hearings:

2. **Administrative items:**

This item was pulled from the agenda.

- 2.1 **LVR051321:** Consideration and action on a request for approval of an amended Open Space Preservation Plan for the Riverbend Cluster Subdivision located at 4300 W 1400 S.

Petitions, Applications, and Public Hearings:

3. **Legislative items**

- 3.1 **ZTA2021-10:** Public hearing and action regarding the county-led text amendment to add a definition and regulatory language to the Land Use Code regarding Large Concentrated Animal Feeding Operations. **Staff Presenter: Scott Perkes**

Decision on this item is a legislative action. When the Planning Commission is acting on a legislative item it is acting as a recommending body to the County Commission. Legislative decisions have wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Typically, the criterion for providing a recommendation on a legislative matter suggests a review for compatibility with the general plan and existing ordinances.

During the 2021 General Session, the Utah State Legislature passed S.B. 130 (See **Exhibit A**) which served to accomplish the following:

- 1) Enacted the Large Concentrated Animal Feeding Operations Act (17-27a-11) (Effective 5/5/2021).
- 2) Provide defined terms for Animal Feeding Operations (AFO) and Large Concentrated Animal Feeding Operations (LCAFO).
- 3) Required adoption of a county LCAFO land use ordinance.
- 4) Addressed the scope of a county LCAFO land use ordinance.
- 5) Addressed the geographic area where large concentrated animal feeding operations may be located.

Per item #3 above, the Act requires that County adopt an LCAFO land use ordinance by no later than February 1st 2022. Pursuant to this requirement, Planning staff have worked with the County Commission in work session as well as the Western Weber Planning Commission and Ogden Valley Planning Commission in work session on potential regulation scenarios that

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could be implemented prior to the February 1st 2022 deadline.

The Commissioners discussed options including LCAFO needs to be in A3 or M3 zone, also if there should be a buffer zone. There was much discussion as to existing operation, and if they were in the right zone now after some farms had grown. Scott Perkes pointed out that with future plans, or an updated General Plan, M3 could change to M1 or M2. Commissioner Call asked if M3 is taxed differently from A3- an agriculture zone. Director Rick Grover stated that owners might still be able to get the agriculture benefit in the M3 zone. He also stated that one of the County Commissioners is concerned about LCAFO being in M3 or any zone within the County. Commissioner Edwards asks why we would pull this out of A3. What would be the benefit? Commissioner Favero said that he doesn't think that there is much of a chance of a new LCAFO moving into the area. Scott Perkes said that a new operation would need a Conditional Use Permit. Commissioner Andreotti said that if you have a large number of cattle, it is industrial farming. The traffic in Western Weber County is already bad. A3 is fine for smaller animal feed operations. M2, M3 should be set aside for manufacturing. I want to protect the M3 area for manufacturing. We need to keep manufacturing for manufacturing. Scott Perkes said that under current code, current livestock feed yard is the same as LCAFO. Large is not defined. Current operation will be grandfathered in. If an owner wants to grow, they would need a Conditional Use Permit. Commissioner Edwards stated that under the definitions, it talks about how many animals per acre. Not all land can sustain the same number of animals. Commissioner Favero stated that under the current code, it says a "commercial" operation. That changes that definition for me. Commissioner Edwards says that most farms ARE commercial operations. Scott Perkes says that if an operation is in an A2 zone, they cannot expand to LCAFO. Commissioner Favero stated that some farms are non-compliant. They might need to reapply. This is a new start. Many operations have grown unchecked and may have exceeded what they are zoned for. All new operations will have to comply. We don't want to tell current farmers that they will need to pare down their operations. Commissioner Call states that the current zoning has been designated according to what was already there. Scott Perkes says that we are looking to the future, we can rezone, and we plan what we foresee. We look at growth patterns, and at the master plan. Commissioner Wichern said that we need to zone. We can't grant everyone's wishes. We set expectations, guidelines to follow. Commissioner Andreotti stated that this is the planning process. There is no reason to believe that growth will stop. Development won't change. We aren't prepared. We need to consider what will happen in the next 5 years. Let's not table this, but come to some agreement. Keep an eye on the future, not the past.

Commissioner Favero asked for a motion to open the public hearing. Commissioner Edwards made the motion, Commissioner Wichern seconded the motion. Motion passed 6-0.

John Price, 646 S 7900 W, Ogden. He leases many acres. Do you choose what zone you are in? Planning makes changes when it makes sense. I love the ag life, but it is too expensive. I look forward to what is coming. The ground will not support a large number of animals.

No other public comments. Commissioner Edwards motioned to close the public hearing and Commissioner Wichern seconded the motion. Motion passed 6-0.

Commissioner Edwards says that he doesn't think that we will see a LCAFO in the area. We also don't want to set a limit to what is there if someone wants to grow. Scott Perkes says that there are already limits. No one is knocking on doors and counting the number of cattle. Current operation can continue as they are. Commissioner Andreotti asks if anyone looks at operations to see if they are environmentally compliant. Many are by rivers, creeks and drains. Commissioner Wichern say that Conditional Use allows us to decide what is reasonable in areas.

Commissioner Edwards motioned to accept the Alternative Recommendation and findings listed in the staff report and with the added recommendation of striking criteria #4 under the Animal Grazing Special Regulations listed in both the agriculture and manufacturing zoning ordinances.

ALTERNATIVE RECOMMENDATION:

In light of the ongoing Western Weber Futures General Plan Update, anticipated changes to zoning densities in the A-1 and

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A-2 zones, and the upcoming MEGA SITE industrial/manufacturing park development, staff recommends that the planning commission review the land use tables in the Agricultural Zones and Manufacturing Zones and re-evaluate where Animal Grazing, AFOs, and LCAFOs may be best sited. In staff's review of the long-range planning efforts mentioned previously, NEW LCAFOs may be best sited as Conditionally Permitted uses in only the A-3 and M-3 zone. This would ensure that any newly established LCAFOs wouldn't quickly run into conflicts with increasing housing density and manufacturing uses envisioned in the A-1, A-2, M-1, and M-2 zones.

If the Planning Commission supports the alternative recommendation, a positive recommendation to the County Commission for file ZTA2021-10 could be provided under the same findings listed above as modified by the alternative recommendation's adjustments to the land use tables.

This recommendation is consistent with the regulation scenario drafted as Exhibit B in the staff report, and is based on the following findings:

1. The proposal protects existing Animal Grazing, AFOs and LCAFOs ability to continue operations for as long as the prevailing markets allow.
2. The proposal gives clear direction to any new Animal Grazing, AFO, or LCAFO operation as the zones where such uses are permissible and operational standards under which they will need to operate.
3. The proposal is in the best interest of the public both in the short term and in the long term.
4. The proposal is not detrimental to the general plan.

Commissioner Andreotti, yes, Commissioner McCormick, yes, Commissioner Call, no, Commissioner Edwards, yes, Commissioner Wichern, yes, Commissioner Favero, yes. Motion carries, 5-1.

4. Elections: Chair and Vice - Chair for 2022

Commissioner Edwards motioned for Commissioner Favero to continue as Chair. Commissioner Wichern seconded the motion. Commissioner Edwards, yes, Commissioner Andreotti, yes, Commissioner Wichern, yes, Commissioner Call, yes, Commissioner McCormick, yes, Commissioner Favero, yes. Motion carries 6-0.

Commissioner Favero motioned for Commissioner Edwards to continue as Vice Chair. Commissioner Wichern seconded the motion. Commissioner Edwards, yes, Commissioner Andreotti, yes, Commissioner Wichern, yes, Commissioner Call, yes, Commissioner Favero, yes, Commissioner McCormick, yes. Motion carries 6-0.

5. Meeting Schedule: Approval of the 2022 Meeting Schedule

Commissioner Wichern motioned to adopt the calendar-schedule. Commissioner Edwards seconded the motion. Motion passed 6-0.

6. Public Comment for Items not on the Agenda: no comments**7. Remarks from Planning Commissioners:**

Commissioner Andreotti mentioned an article titled A Place to Call Home. He also talked about a movement in the state to only have 2-3 zones state wide. I don't like others making decisions for us. On another topic he stated there was more than a billion dollars set aside for the Ogden Airport. Wouldn't that be better spent on infrastructure? There is not even enough room to expand the airport.

8. Planning Director Report: Just for your attention, there is a movement to take things from a local area to state control. We don't want to get rid of planning commissions. Also there is a meeting for the general plan January 18 at Western Weber Elementary School at 6:00. It will be similar to what we did in Uintah. We want to get feedback. Lastly, there is a dinner tentatively planned for February 10, Thursday. It is an appreciation dinner and spouses are invited. We are still working out the details.

9. Remarks from Legal Counsel: no remarks

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Commissioner Edwards motioned to close the meeting and adjourn to the work session. Commissioner Wichern seconded. All voted in favor 6-0.

Adjourn to Work session

WS1: Discuss conceptual future land use plan for west of Weber River and South of the railroad tracks.

Respectfully Submitted,
June Nelson
Lead Office Specialist



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water.
Agenda Date:	Tuesday, February 08, 2022
Type of Decision:	Administrative
Applicant:	Bona Vista Improvement District
Authorized Agent:	Greg Seegmiller
File Number:	CUP# 2022-01

Property Information

Approximate Address:	1850 West 4400 North, Pleasant View City
Project Area:	9.25 acres
Zoning:	A-1
Existing Land Use:	Public Utility
Proposed Land Use:	Public Utility
Parcel ID:	190010022
Township, Range, Section:	Township 7 North, Range 2 West, Section 13

Adjacent Land Use

North:	Agriculture	South:	Agriculture
East:	Agriculture	West:	Agriculture

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8767
Report Reviewer:	

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 104, Chapter 2 (Agricultural) A-1 Zone
- Title 108, Chapter 1 (Design Review)
- Title 108, Chapter 4 (Conditional Uses)
- Title 108, Chapter 10 (Public Buildings and Public Utility Substations)
- Title 108, Chapter 2 (Architectural, Landscape, and Screening Design Standards)

Summary and Background

The applicant is requesting approval of a conditional use permit to construct a 3.0M Gallon water tank and a pump house. The project is located on a 9.25 acres parcel and is located at approximately 1850 W 4400 N. The proposed improvement includes the water tank and new pump station. This property is owned by Staker & Parson Company.

Analysis

General Plan: The proposed use conforms to the West Central Weber County General Plan by improving water quality and availability in the area.

Zoning: The subject property is located within the A-1 zone. The A-1 zone code applies to this property regarding uses and site development standards. The purpose and intent of this zone are as follows:

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Site Development Standards: The following site development standards are required by the A-1 zone:

Minimum lot area:

- 40,000 sq. ft

Minimum lot width:

- 150 feet

Minimum front yard setback

- 30

Minimum side yard setbacks (Accessory Building)

- 20 feet

Minimum rear yard setback

- 30 feet

The proposed use is conditionally allowed in the A-1 zone and has been reviewed as a “Public utility substation”. The location and arrangement of public utility substations and structures must be in accordance with construction plans submitted to and approved by the planning commission. The minimum lot area for all public utility substations per LUC §108-10-2 is waived and the rear yard requirements may be reduced in the agricultural zones to 10’ per LUC §108-10-3. The existing and proposed structures comply with the above-mentioned site development standards.

Conditional Use Review: As part of this review, the Planning Commission shall consider the following bullet pointed items to base additional conditions that would address deficiencies:

- Considerations relating to traffic safety and traffic congestion: as a part of this consideration, the applicant has provided a site plan see (exhibit B). The proposal is not considered large-scale construction; therefore considerable traffic delay, traffic congestion, and traffic safety concerns are not anticipated.
- Considerations relating to landscaping: The proposed landscaping plan rock ground cover which will cover approximately 9,000 sq ft. and a seed mix which will cover 170, 643 sq. ft. The contractor will be responsible to ensure proper installation of landscaping for up to a year. The proposed landscaping is drought tolerant and will not require much watering, to avoid adding water to the existing slopes.
- Considerations relating to buildings and site layout: The tanks will be underground and not visible from the road. The homes that are upslope from the site will see the flat top of the tank with a vent tube and a surface-level man door. The proposal includes a 16’ by 14’ pump house that will have a metal roof (4:12 pitch) and tan split face CMU siding. The pump house and site comply with the provisions of the Architectural, Landscape, and Screening Design Standards (108-2).
- Considerations relating to utility easements, drainage, and other engineering questions: The Engineering division has stated that (1.)A Storm Water Construction Activity Permit (attached to this review) is required to be submitted before construction begins. (2.) A Construction General Permit SWPPP is required to be submitted before construction begins. Weber Fire District has imposed no further requirements from this proposal.
- Considerations associated with any rezoning agreement planned commercial or manufacturing rezoning, or planned residential unit development approval: There are no rezoning agreements associated with this property that restrict this proposed use.
- Safety for persons: A Geotechnical report has been completed for this proposal. The reports states that the “site appears suitable for the proposed construction from a geotechnical engineering perspective, provided that the recommendations presented in the geotechnical report are followed.”

Fencing requirements: Weber County LUC § 108-7-3 states the following regarding fencing requirements: “Projects may be encompassed in whole or in part by a perimeter fence of not more than six feet in *height*, subject to design review and provided that access to lots is allowed only from approved interior public or private streets that are part of the approved subdivision or project.” The proposal will be surrounded by a 6 foot chainlink fence.

Tax Clearance: There is no outstanding tax history related to this property.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2022-01, consideration, and action on a conditional use permit for the construction of a 3.0M gallon water reservoir and a pump house for Bona Vista Water. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The applicant shall adhere to all Federal, State, and County ordinances.
3. The applicant shall show proof of consent from Staker Parsons to the proposed conditional use on their property
4. The applicant shall show proof of consent from Rocky Mountain Power to the proposed changes in access through their property.

This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use will not cause harm to the natural surroundings.
3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to State and County regulations.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site Plan & Structural Dimensions
- C. Landscaping Plan

Area Map



Exhibit A

Seegmiller-Conditional Use Permits

[+ Add Follower](#) [Change Status](#) [Edit Project](#)

Address: 1850 West 4400 North, Pleasant View City, UT, 84414
Maps: [Google Maps](#)
Project Type: Conditional Use Permits
Sub Type: Conditional Use Permits
Created By: [Greg Seegmiller](#)
Created On: 9/16/2021
Project Status: Accepted
Status Date: 1/4/2022
File Number:
Project Manager

Application

Documents 3

Comments 0

Reviews 2

Followers 4

Status

Notifications

Payments 1

Application

[+ Add Building](#) [+ Add Parcel](#) [+ Add a Contractor](#) [Edit Application](#) [Print](#)

Project Description

Construction of a 3.0M gallon concrete water reservoir for Bona Vista Water. Reservoir is to constructed of reinforced concrete with a diameter of 147.5 feet and height of 24'.

Property Address

1850 West 4400 North
Pleasant View City, UT, 84414

Property Owner

Blake Carlin
801-430-1080
blake@bonavistawater.com

Representative

Greg Seegmiller
801-499-9977
gseegmiller@jub.com

Accessory Dwelling Unit

False

Current Zoning

A-1

Subdivision Name

N/A

Number of Lots

N/A

Lot Number

N/A

Lot Size

1.31

Frontage

N/A

Culinary Water Authority

Bona Vista Water Improvement District

Secondary Water Provider

Not Applicable

Sanitary Sewer Authority

Not Applicable

Nearest Hydrant Address

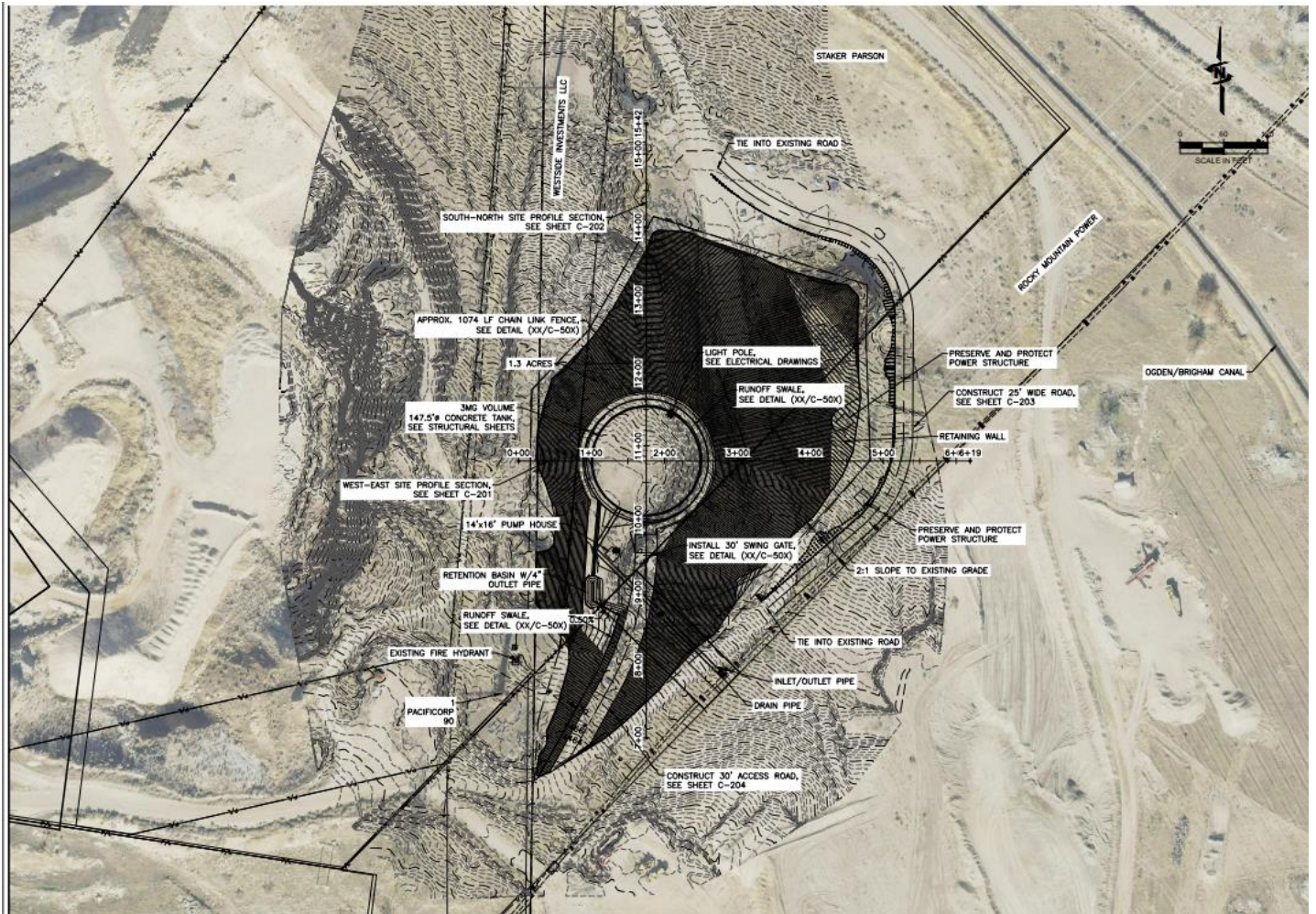
1850 West 4400 North

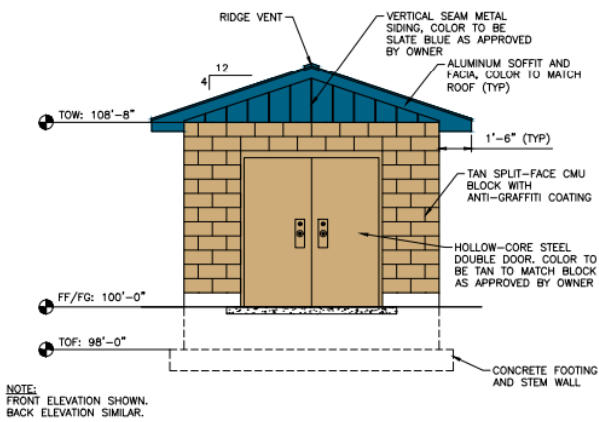
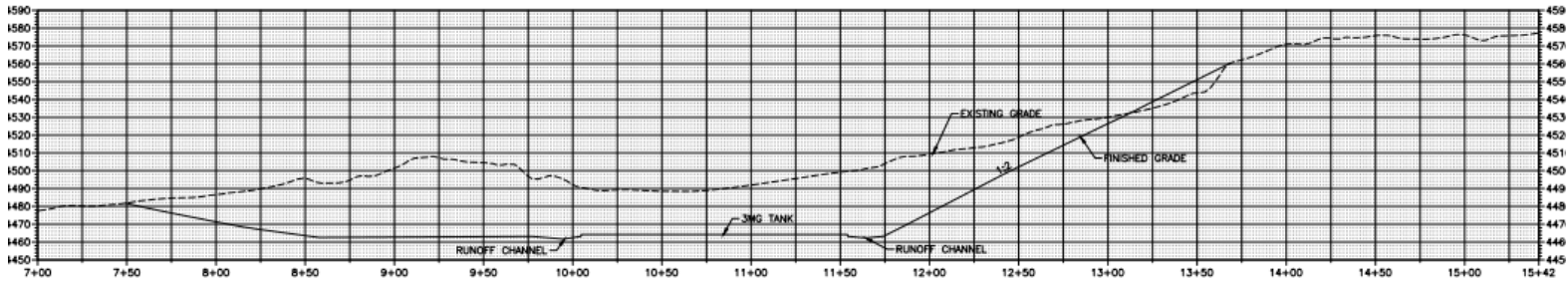
Signed By

Owner, Blake Carlin

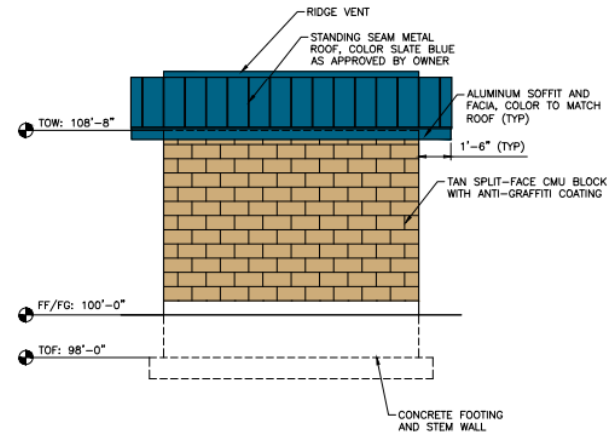
Parcel Number

[Remove](#) 190010022 - [County Map](#)

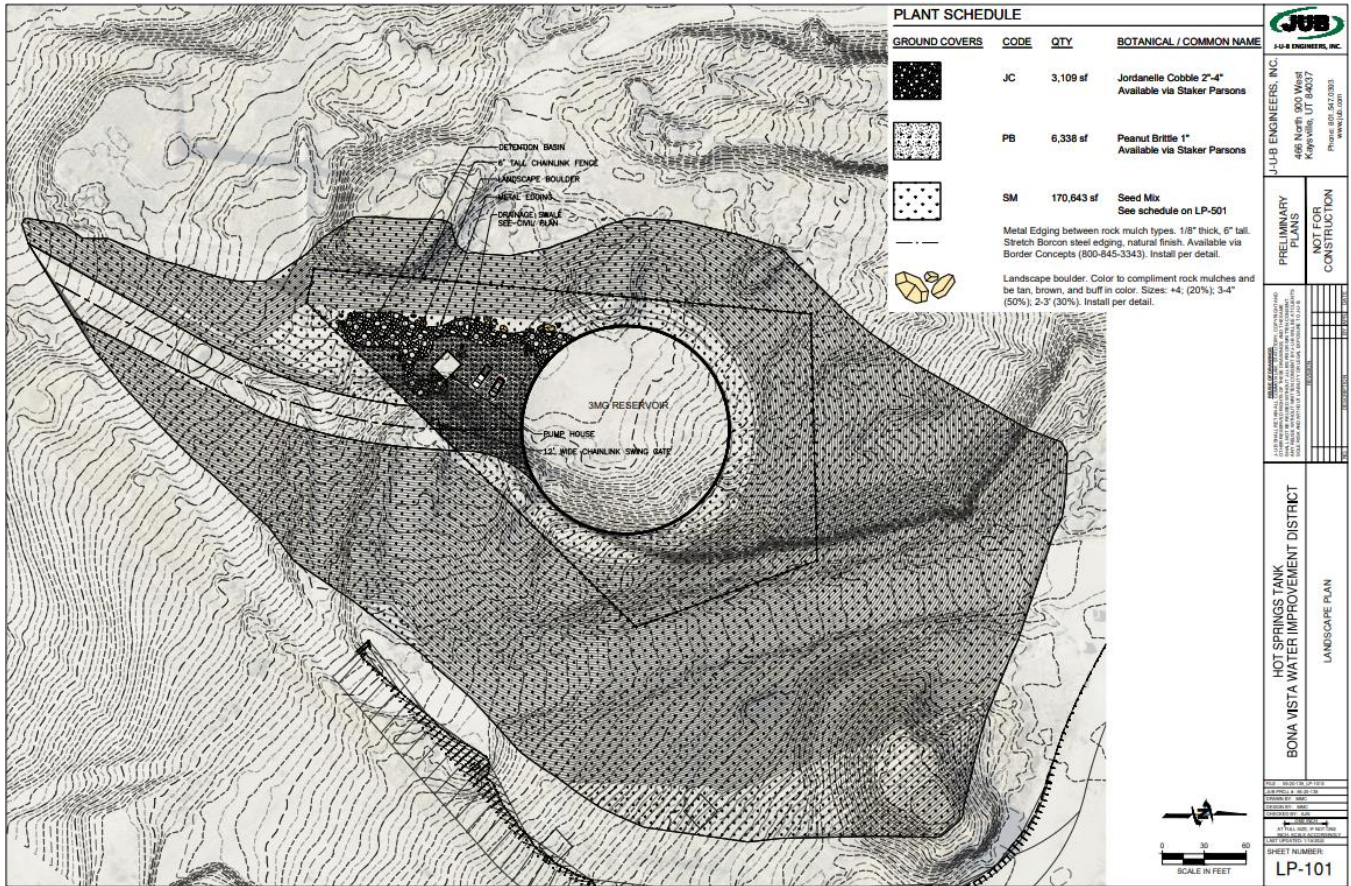




B1 PUMP HOUSE FRONT ELEVATION
SCALE: NOT TO SCALE



B2 PUMP HOUSE SIDE ELEVATION
SCALE: NOT TO SCALE



PLANT SCHEDULE			
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	JC	3,109 sf	Jordanelle Cobble 2"-4" Available via Staker Parsons
	PB	6,338 sf	Peanut Brittle 1" Available via Staker Parsons
	SM	170,643 sf	Seed Mix See schedule on LP-501
Metal Edging between rock mulch types: 1/8" thick, 6" tall. Stretch Borcon steel edging, natural finish. Available via Border Concepts (800-845-3343). Install per detail.			
Landscape boulder. Color to compliment rock mulches and be tan, brown, and buff in color. Sizes: +4; (20%); 3-4" (50%); 2-3" (30%). Install per detail.			

JUB ENGINEERS, INC.
 466 North 900 West
 Kayeville, UT 84037
 Phone: 435-872-0300
 www.jub.com

PRELIMINARY PLANS NOT FOR CONSTRUCTION	BONA VISTA WATER IMPROVEMENT DISTRICT HOT SPRINGS TANK LANDSCAPE PLAN
SHEET NUMBER: LP-101	



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final subdivision approval of Lilac Estates PRUD, consisting of 23 townhouse units and 15 storage units and an existing single-family dwelling.
Type of Decision:	Administrative
Applicant:	Mel Peterson (Authorized Representative)
Agenda Date:	Tuesday, February 8th, 2022
File Number:	LVL091521

Property Information

Approximate Address:	2900 S 3500 W
Project Area:	15.75 Acres
Zoning:	A-2
Existing Land Use:	Residential/Agricultural
Proposed Land Use:	Residential-
Parcel ID:	15-087-0013, 15-087-0015
Township, Range, Section:	T6N, R2W, Section 33

Adjacent Land Use

North:	Agricultural/Residential	South:	Agricultural
East:	Agricultural	West:	Agricultural

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
Report Reviewer:	SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Development History

4/13/2021 – Western Weber Planning Commission recommended approval of Val Sanders PRUD (CUP2021-01) with the following conditions:

1. An architectural fence shall be provided along 3500 W and the private drives that surround the tot lot.
2. That all water access is thoroughly investigated.
3. The developer will be required to completely screen the dumpster from the street or public view by a six-foot screening device on three sides. The fourth side shall be a gate constructed of opaque materials.
4. That the storage units have the same brick wainscot and colors as the townhomes and that the developer provides more detailed drawings of the storage units, before consideration by the County Commission.
5. The developer will be required to submit documentation showing the exact tree species and planting method, as well as street light design. This will be required to be submitted and approved by the Planning Department before approval from the County Commission.
6. Before approval by the County Commission, the developer will need to provide HOA covenants and by-laws that outline the maintenance of the private park area including the tot lot.

6/15/2021 – Weber County Commission approved the conditional use permit for the PRUD.

9/15/2021 – Val Sanders applied for subdivision approval of Lilac Estates PRUD.

10/12/2021 – Lilac Estates Subdivision is presented before the Planning Commission for preliminary subdivision approval and approved unanimously based on the following conditions:

1. A final will serve letter from Taylor West Weber Water will be submitted.
 - The Final Will-serve letter is included as Exhibit B
2. Hooper Irrigation or Weber Basin shall provide a will-serve letter verifying pressurized irrigation water services for all lots and open spaces, before Lilac Estates may return for final approval from the Planning Commission.
 - Proof of service from Hooper Irrigation is attached as Exhibit C.
3. The four-foot sidewalk must be shown as a five-foot paved pathway on the improvement plans.
 - The Civil drawings are revised to satisfy this requirement.
4. Applicable County Review Agencies discuss the potential for 2900 South Street road dedication.
 - County Agencies decided that at this time Lilac Estates will create a 20' trail easement.
5. Central Weber Sewer District provides a will-serve letter for the entire Lilac Estates Development.
 - The annexation process is complete as of October 21, 2021 (E#3192097).

Summary and Background

The applicant is requesting final approval of Lilac Estates Subdivision consisting of 23 townhome units and a single-family dwelling lot. The proposal includes 15 storage units that are to be used by the families who reside in the townhomes. Culinary water will be provided by Taylor West Weber Water District and sewer service will be provided by Central Weber Sewer.

The following is an analysis of the project against the county's land-use codes.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential development with agricultural open space.

Zoning: The subject property is located in the Agricultural A-2 Zone.

The purpose and intent of the A-2 zone are identified in the LUC §104-2 as:

The A-2 Zone is both an agricultural zone and a low-density rural residential zone. The purpose of the A-2 Zone is to designate moderate-intensity farming areas where agricultural pursuits and the rural environment should be promoted and preserved where possible.

Culinary water: Taylor West Weber Water provided a final letter of feasibility with a list of conditions. One of the conditions is that the developer installs a pressurized irrigation water system following specifications from Hooper Irrigation and that the plat includes a signature block for Taylor West Weber Water District. The developer will be required to install, or escrow for the irrigation system before the subdivision plat can record.

Sanitary Sewage Services: The annexation of Lilac Estates into the Central Weber Sewer District is complete.

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is to "allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas."

The proposal includes 23 townhomes. The units are proposed to be multi-level, with a footprint of approximately 1,100 square feet. The units are three bedrooms two and a half bathrooms each.

This proposal also includes one single-family dwelling unit which is the existing home of the owner. The existing unit will be located on approximately 63,000 square feet. The proposed townhomes and single-family units are proposed to be no greater than 35 feet in height, which is the zoning height maximum. The proposed site plan and lot layout were approved by the County Commission during their approval of the conditional use permit on June 15, 2021.

Additional Design Standards: A 50% Bonus Density was already awarded the CUP2021-01 approval.

1. A 20 percent bonus was granted for providing a 5-foot pathway along 3500 W, as well as trees and street lights.
2. A 25 percent bonus for preserving 75% open space.
3. A 5 percent bonus for an agricultural parcel with an agricultural-based open space preservation plan.

The agricultural open space will remain privately owned and leased for farming. The common area space surrounding the town home development will be owned and maintained by the HOA.

Public Road Infrastructure: The proposal includes a 5-foot sidewalk along 3500 W. An interior alleyway that is 26 feet wide will provide access to the 23 townhome units. Each unit will have a one-car garage and two paved parking spaces in front of each unit. A snow storage area is shown on the landscaping plan at the north end of the project. There will also be a 26-foot wide drive that leads to the gravel parking area for storage unit staging and access.

Review Agencies: The remaining County Surveying Department comments will be addressed by revised subdivision plat. The remaining County Engineering comments will be addressed by revised constructions drawings and a final subdivision plat. The Weber Fire District will limit parking to one side of the internal street. The Fire District also requires that the construction plan is revised to show that the hydrant is located next to unit 34. The Planning Division has added their remaining requirements as conditions of approval.

Staff Recommendation

Staff recommends final approval of Lilac Estates PRUD Subdivision consisting of 24 lots, and a 10.79-acre open space parcel. This recommendation is based on the review agency requirements and the following conditions:

1. A Subdivision Improvement Agreement to accompany the final recorded plat,
2. An escrow account shall be created for all remaining improvements, including landscaping and right-of-way improvements along 3500 West Street.
3. The final plat shall depict a 20' trail easement on the north edge of the property that runs to the west edge of the devopment.
4. The HOA documents and CCR's are reviewed by the County Planning office and Attorney's office.
5. A signature block for Taylor West Weber Water District is placed on the final plat.

This recommendation is based on the following findings:

1. The proposed PRUD conforms to the West Central Weber County General Plan.
2. The proposal will not be detrimental to public health, safety, or welfare.
3. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

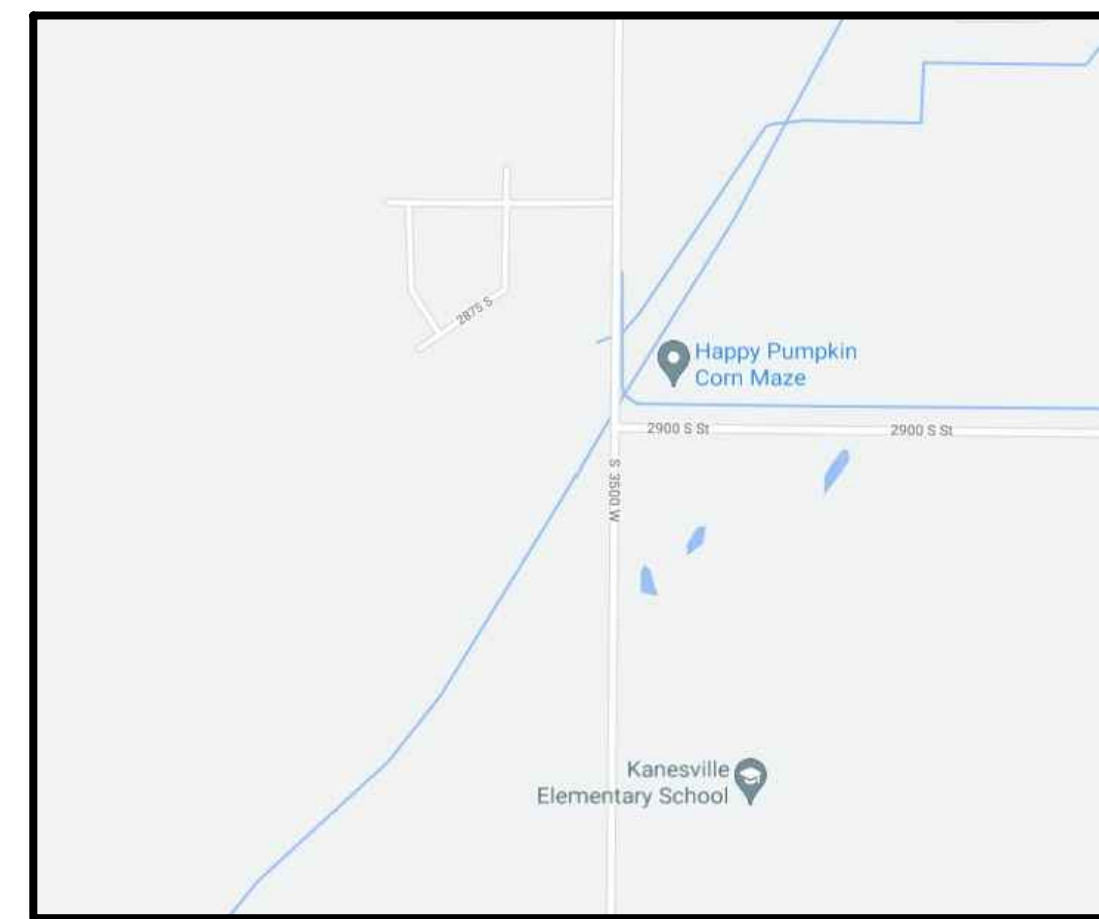
Exhibits

- A. Final PRUD plan
- B. Final Culinary will-serve
- C. Hooper Irrigation Proof of Sufficient Shares
- D. Landscaping Plan Latest version
- E. Construction Plans (select pages) Latest version

LILAC ESTATES

Exhibit A

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2021



VICINITY MAP
NOT TO SCALE

NOTES

1. ALL AREA NOT SHOWN AS PRIVATE UNIT, STORAGE UNIT, PRIVATE STREET, COMMON AREA, AND AGRICULTURAL PARCEL IS CONSIDERED PUBLIC UTILITY EASEMENT.
2. ALL TIES TO PRIVATE UNITS ARE PERPENDICULAR TO BOUNDARY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, SHOWN HEREON AS N00°55'26"E.

NARRATIVE

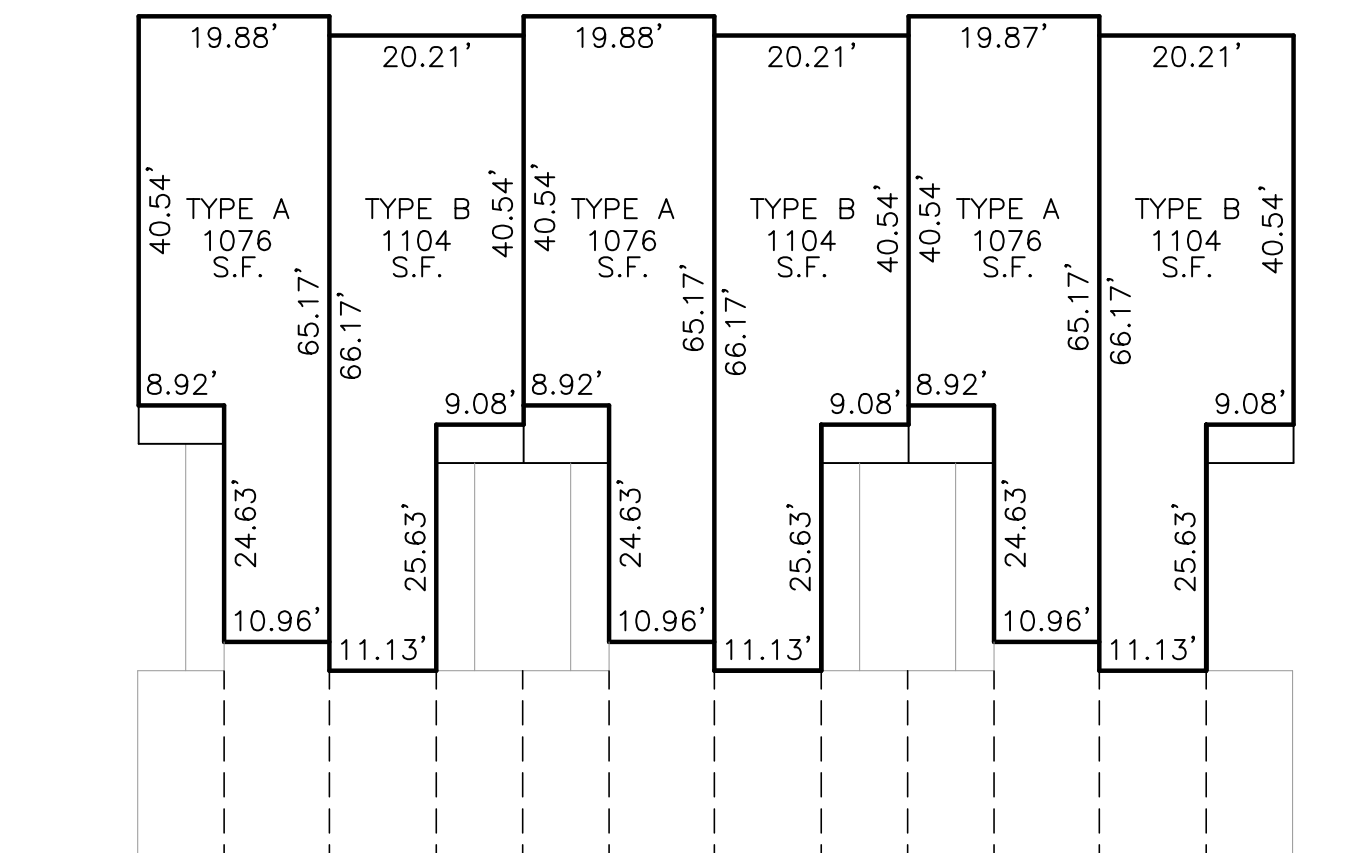
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO PRIVATE UNITS, PRIVATE STREETS, COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, SAID POINT BEING N89°08'48"W 40.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE S00°55'26"W ALONG THE WESTERLY RIGHT OF WAY LINE OF 3500 WEST STREET, 824.47 FEET; THENCE N89°04'29"W 541.36 FEET; THENCE N32°48'36"E 194.60 FEET; THENCE N89°08'48"W 487.16 FEET; THENCE N00°51'12"E 475.39 FEET; THENCE S89°27'41"E 23.25 FEET; THENCE N03°06'45"E 183.31 FEET; THENCE S89°08'48"E 896.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 686,191 SQUARE FEET OR 15.753 ACRES MORE OR LESS.



TYPICAL UNIT DETAIL
NOT TO SCALE

Developer:
Val Sanders
P.O. Box 106
Roy, UT. 84067
(801) 710-9043

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____.

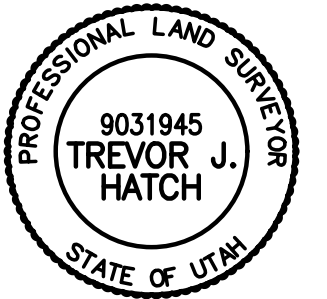
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **LILAC ESTATES** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS, PRIVATE STREETS, COMMON AREA, AND AN AGRICULTURAL PARCEL AS SHOWN ON THE PLAT AND NAME SAID TRACT **LILAC ESTATES**, AND DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DO HEREBY DEDICATE ALL COMMON AREA TO THE HOMEOWNERS ASSOCIATION AS PUBLIC UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE SAME AND ALSO DO HEREBY DEDICATE ALL AREA LABELED AS AGRICULTURAL PARCEL TO WEBER COUNTY TO BE OWNED BY WEBER COUNTY WITH AN AGRICULTURAL EASEMENT TO BE RETAINED BY THE DEVELOPER.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 6-30-2021
Name: LILAC ESTATES
Number: 3581-03
Revision: _____
Scale: 1"=50'
Checked: _____



Weber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

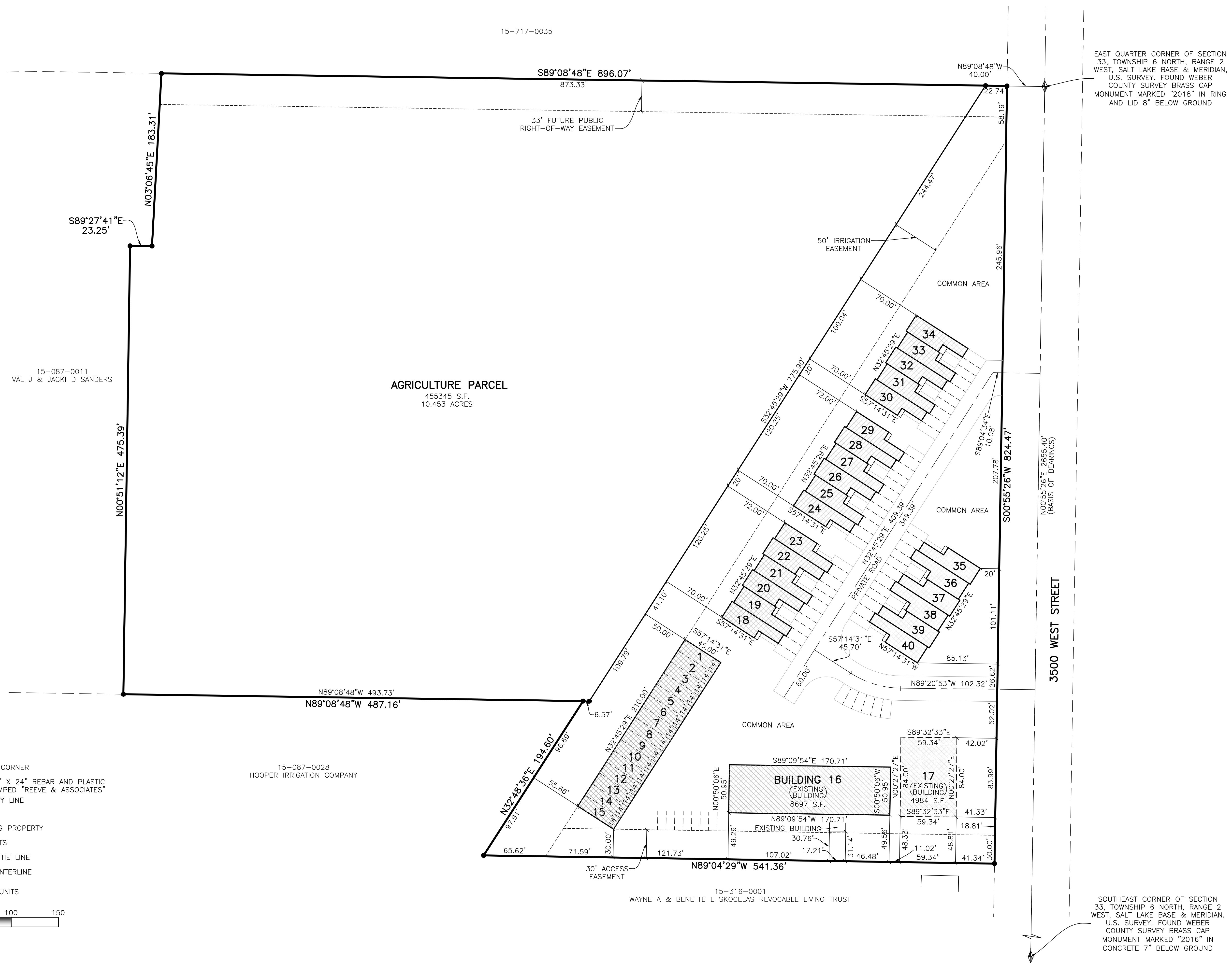
Weber County Recorder

Deputy.

LILAC ESTATES

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
SEPTEMBER, 2021

15-717-0035



EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2018" IN RING AND LID 8" BELOW GROUND

15-087-0011
VAL J & JACKI D SANDERS

AGRICULTURE PARCEL
455345 S.F.
10.453 ACRES

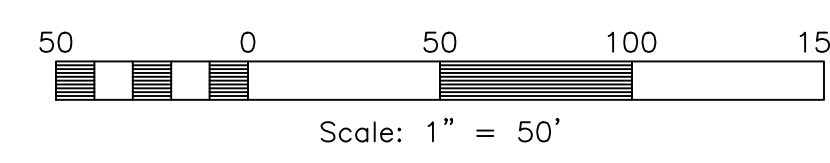
15-087-0028
HOOPER IRRIGATION COMPANY

15-316-0001
WAYNE A & BENETTE L SKOCELAS REVOCABLE LIVING TRUST

SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. FOUND WEBER COUNTY SURVEY BRASS CAP MONUMENT MARKED "2016" IN CONCRETE 7" BELOW GROUND

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PRIVATE UNITS



Weber County Recorder

Entry No. _____ Fee Paid _____
 At _____ Filed For Record _____
 On _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____

 Weber County Recorder
 _____ Deputy.



2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401
801-731-1668
12/9/2021

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:

This is to inform you that **Final Will Serve** approval has been given and Taylor West Weber Water District ("the district") has the capacity to provide only culinary water for the Lilac Estates Subdivision, a 24-unit development. The proposed development is at approx. 2900 South 3500 West, Taylor Utah. The plans have been reviewed and all installation must be according to the plans. The districts specifications and standards must be followed in all installation procedures. Specifications and details are available at the district's office. A pre-construction meeting is required. Inspections must be coordinated with the district. The district will have oversight over the water in this development and will maintain the meters. The water line, fire hydrants and all piping running through the proposed development will be private and maintenance of the private line will be the responsibility of a separate entity. (Example H.O.A). There are two existing services on the proposed subdivision and the district will continue service to these services.

Requirements Met:

- Plan review fee= \$100 per lot (\$2,200.00) **paid**
- Plan approval **reviewed and approved**
- Water rights impact fee= \$1,078.00 per lot (\$23,716.00) **paid**

Requirements for final approval:

- Secondary Water= Must install pressurized secondary water system according to Hooper Irrigations standards and according to the plan. No outdoor water use for irrigation purposes will be provided by Taylor West Weber Water. No occupancy to any unit will be permitted without a pressurized system in operation.
- Impact fee=\$6,250.00 Per unit. This fee will be collected at the time building permits are requested. The fee includes the cost of the meter.
- Taylor West Weber Water District reserves the right to make or revise changes as needed or as advised by the district engineer or the district attorney.

FINAL APPROVAL AND SUBDIVISION APPROVAL MUST NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY TAYLOR WEST WEBER WATER.

An escrow must be set up for the culinary and secondary infrastructure no funds shall be released without district approval. Final subdivision approval is subject to meeting all of the requirements of the district and all fees being paid and received. A **signature block** must be added to the recorded plat and signed by either a board member or the manager of Taylor West Weber Water.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Rogers".

Ryan Rogers – Manager

Taylor West Weber Water District

Exhibit C



PO Box 184	Phone: (801)985-8429
5375 S 5500 W	Fax: (801)985-3556
Hooper, Utah 84315	hooperirrigationco@msn.com

January 3rd, 2022

Weber County Planning Commission
2380 Washington Blvd, #240
Ogden, Utah 84401

RE: FINAL WILL SERVE LETTER – Lilac Estates Subdivision

The development is located at approximately 2900 South and 3500 West and consists of 23 Townhomes and 15 storage units.

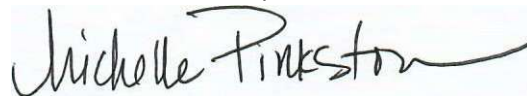
Hooper Irrigation Company has pressure irrigation water available for the above project located at the above address.

This letter states that the above project is in the boundaries of Hooper Irrigation Company. A formal application has been made to our office and the fee for application as well as the plan review and lot review fees have been paid. There were an adequate number of water shares surrendered for the development water use and the access fees to the Secondary System have been paid.

The subdivision utility plans have been reviewed by Hooper Irrigation and changes, if any, have been made and corrected. The plans have been approved for the above subdivision. Hooper Irrigation is willing and able to take responsibility for the installed lines. Only this project is in consideration and guaranteed service and the plan review is good only for a period of one year from the date of this letter, if not constructed.

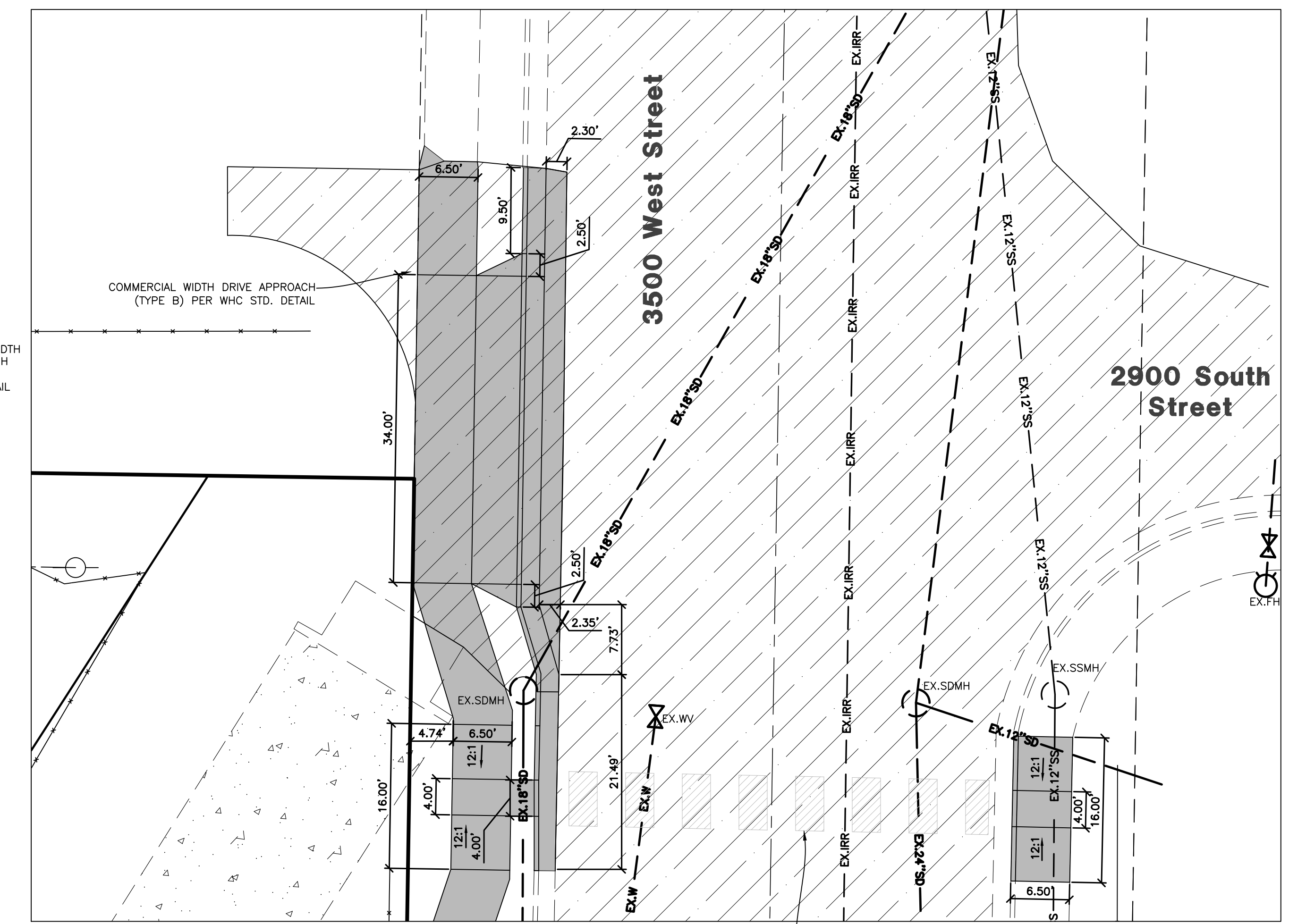
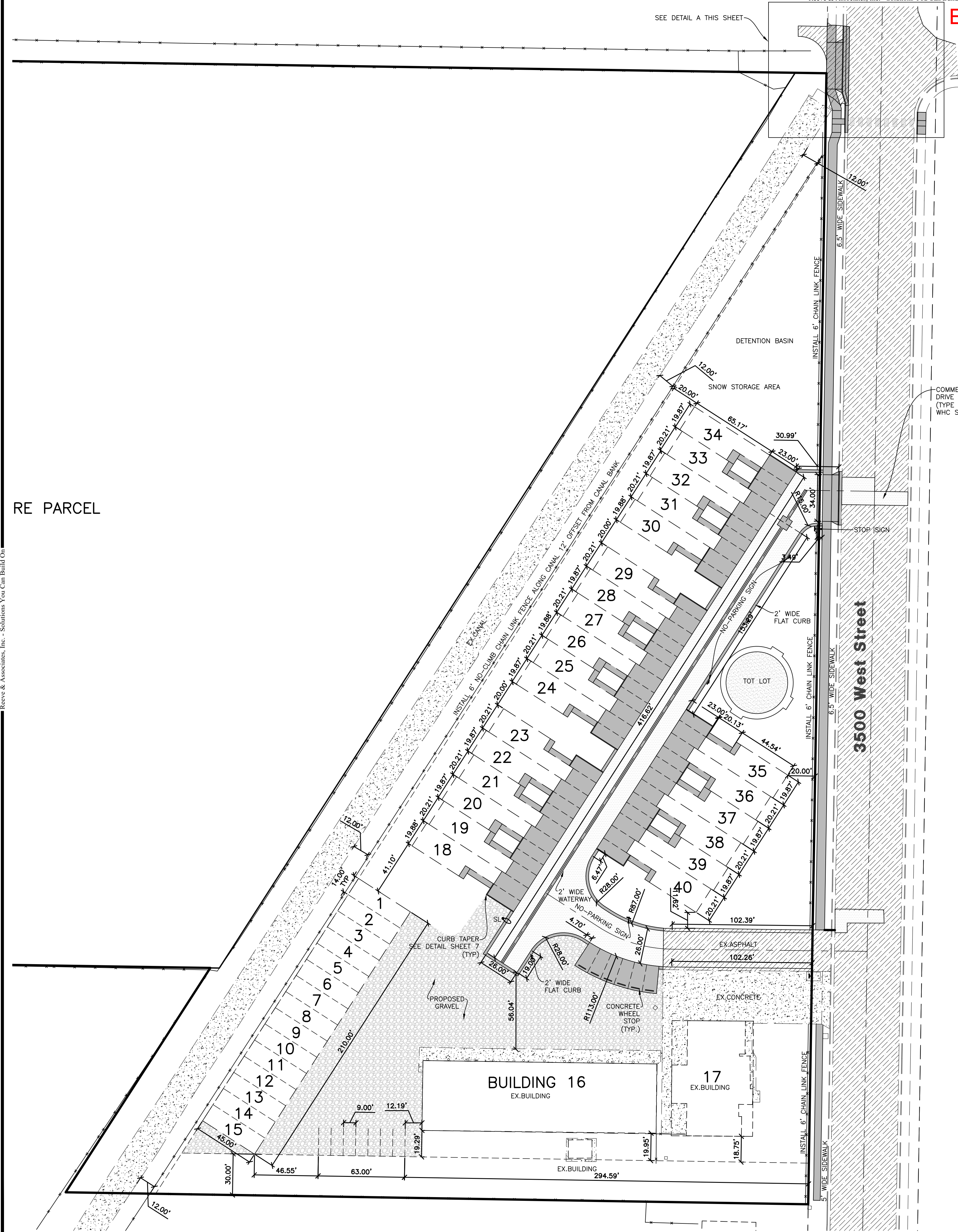
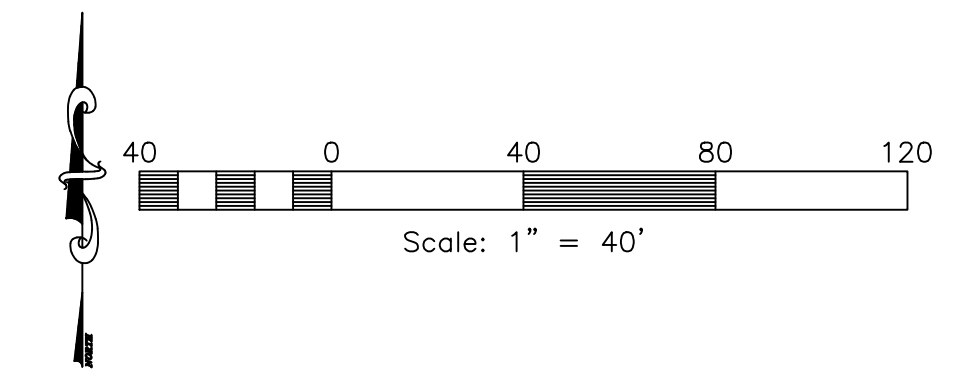
Hooper Irrigation's specifications are available at the company office. If you have any questions, please call the office at (801)985-8429

Sincerely,



Michelle Pinkston
Office Manager
Board Secretary

Exhibit E



Detail A

SCALE 1:10

SANDBLAST/REMOVE EX.STRIPING & RELOCATE TO LOCATION SHOWN

RE PARCEL

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc.
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 www.rae.com

TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DATE	DESCRIPTION
08-25-21	CK	Storage Unit
09-07-21	CK	Lot Numbering
10-26-21	CK	Drive Approaches
12-07-21	CK	City Comments
12-22-21	CK	Irrigation Comments

Lilac Estates
 TAYLOR, WEBER COUNTY, UTAH

Site Plan

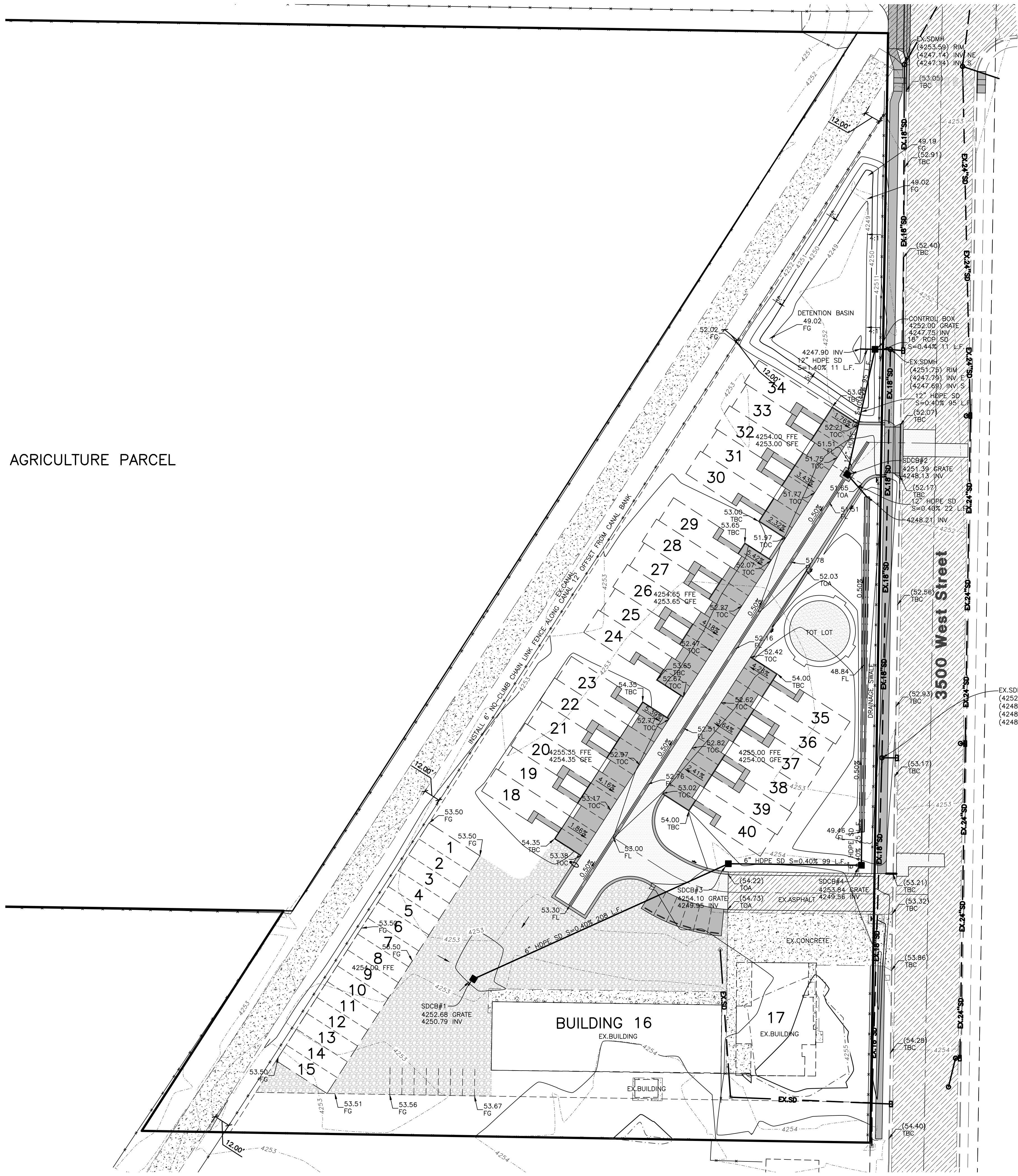
Reeve & Associates, Inc. - Solutions You Can Build On



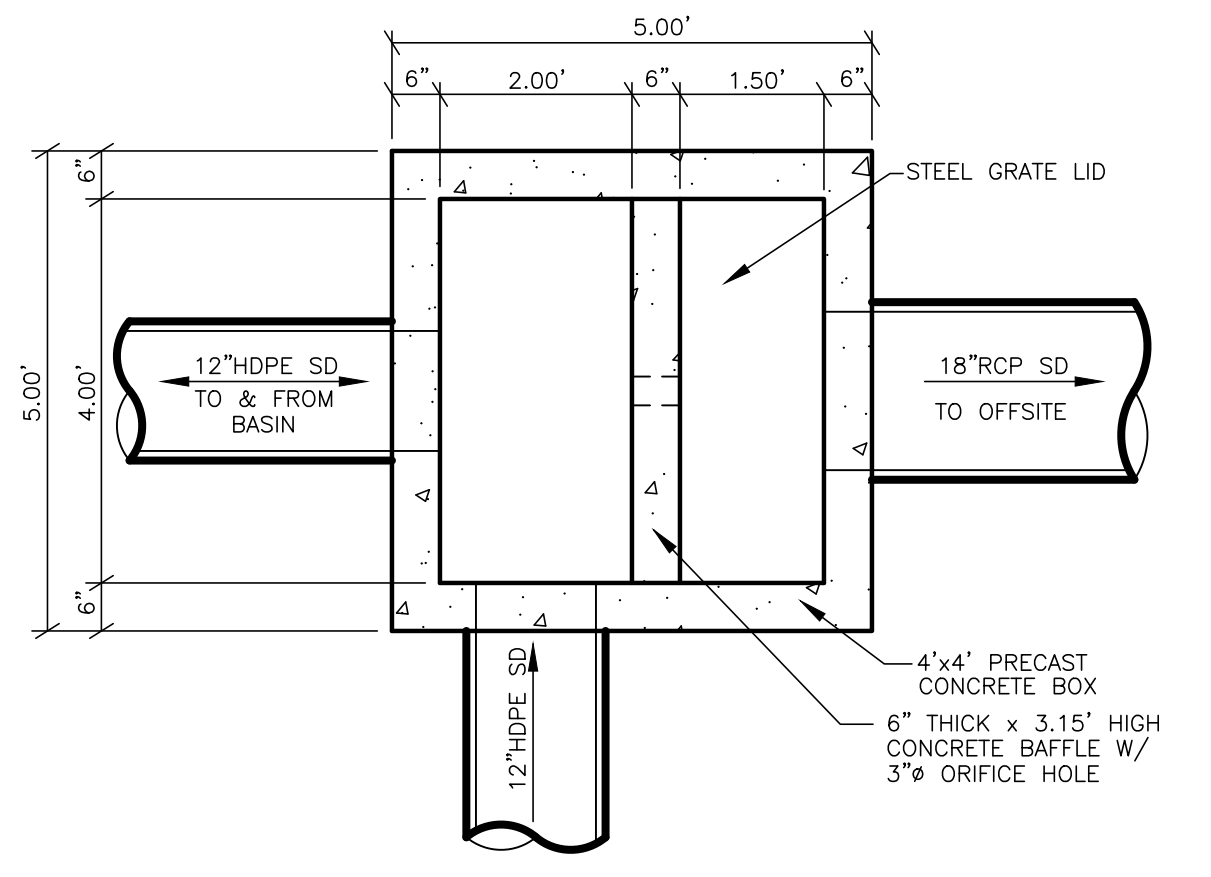
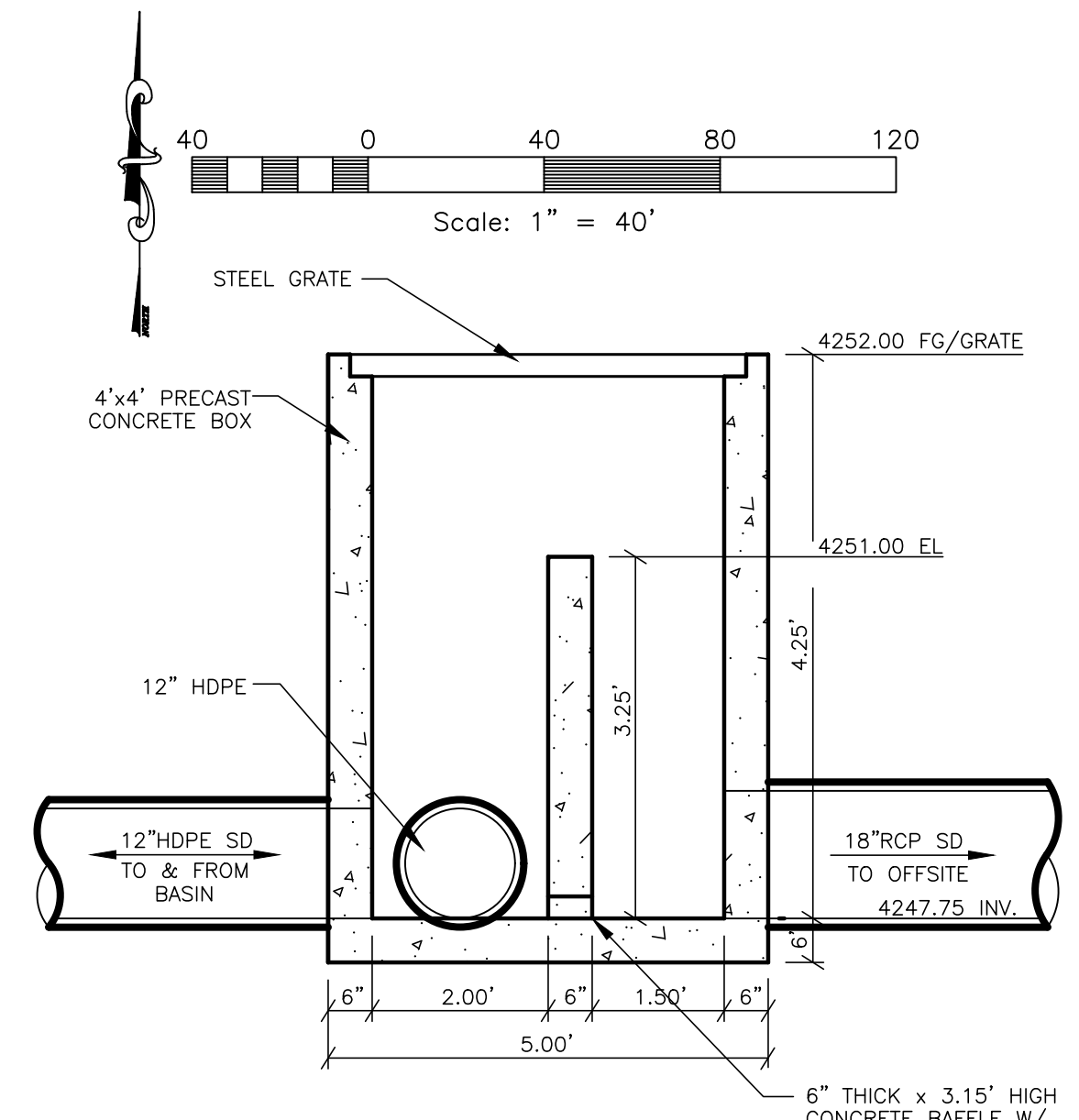
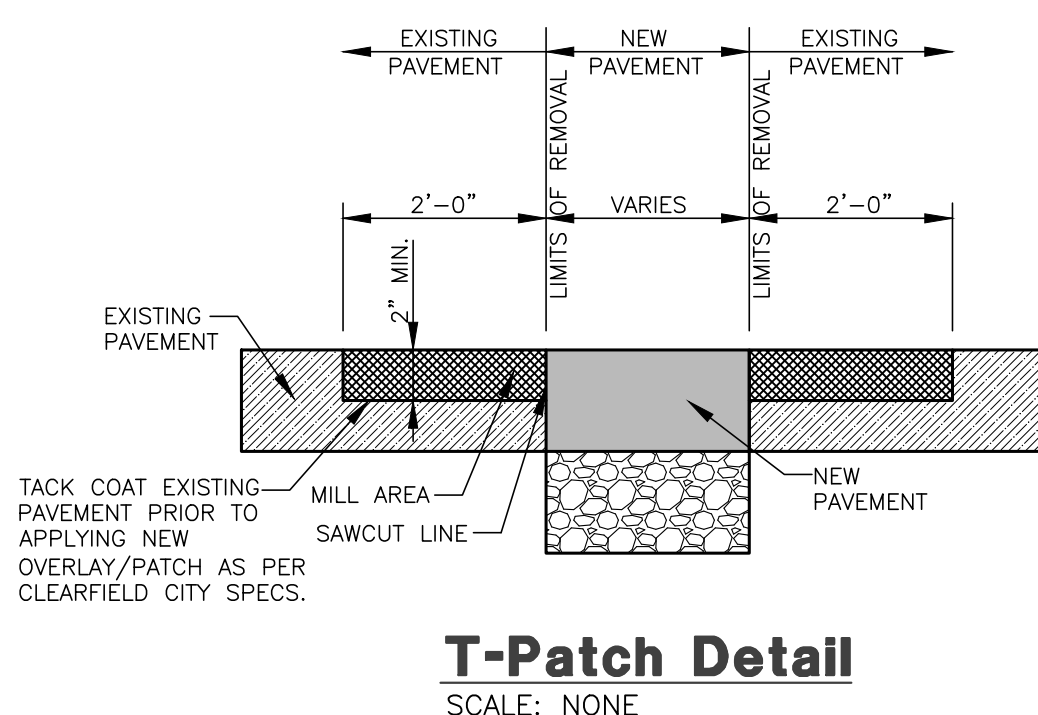
Project Info.

Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: JUNE 2021
 Name: LILAC ESTATES
 Number: 3581-03

Exhibit E



AGRICULTURE PARCEL



Storm Runoff Calculations
Sanders Property
7/1/2021

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Taylor, Utah area taken from the NOAA Atlas 14 database. Calculations have been completed for the 10-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.1 cfs/acre.

The calculations are as follows:

Drainage Area:	Total Area =	4.96 acre or	216,147 ft ²
Runoff Coefficients	Paved Area	38,400	C = 0.9
	Roof	50,000	C = 0.9
	Gravel	27,400	C = 0.8
	Landscaped Area	100,347	C = 0.2
	Weighted Runoff Coefficient		C = 0.56
LID Retention	80 th Percentile Rainfall Event	0.45	in
	Is the site Feasible for LID?	No	
	Site Imperviousness	0.41	
	NRCS Soil Group	C/D	
	Rv Equation	0.83*P ^{1.122}	
	R _v	0.30	
	V _{pond}	2467	c.f.

Volume of Run-off for 100-year Storm Event:

C =	0.56					
I =	See Below in/hr					
A =	216147.00 ft ²					
Q(out) =	0.50 ft ³ /s (0.1 cfs per acre)					
time (min)	time (sec)	I (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.56	18.46	5537	149	5388
10	600	4.99	14.04	8424	298	8126
15	900	4.12	11.59	10433	447	9986
30	1800	2.78	7.82	14070	893	13176
60	3600	1.72	4.84	17422	1786	15636
120	7200	0.94	2.65	19063	3573	15490
180	10800	0.64	1.81	19539	5359	14180
360	21600	0.36	1.01	21818	10718	11100
720	43200	0.22	0.62	26819	21436	5183
1440	86400	0.12	0.34	29658	42872	-13214

Office Sizing

Given:	Q =	0.50	cfs
	2g =	64.4	ft ³ /s
	H =	4.15	ft
	Cd =	0.62	
	R =	SQRT(0.0107*(64.4H)^0.5)	for circular openings
	R =	0.12	feet
	D =	1.50	inches
	D =	3.00	inches
	A =	7.05	inches ²
			0.0490 ft ²

SUMMARY:
The required 100-yr storage volume is **15,636** cubic feet
The required LID Retention volume is **Not Feasible** cubic feet
Office size is **3.0** inches

ABOVEGROUND BASIN STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
4,248.00	69	N/A	N/A	0
4,249.00	5,298	1.00	1991	1991
4,250.00	7,746	1.00	6484	8475
4,251.00	9,755	1.00	8731	17207
4,252.00	12,232	1.00	10970	28177

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TEL: (801) 671-3100 www.ra-inc.com

REVISIONS

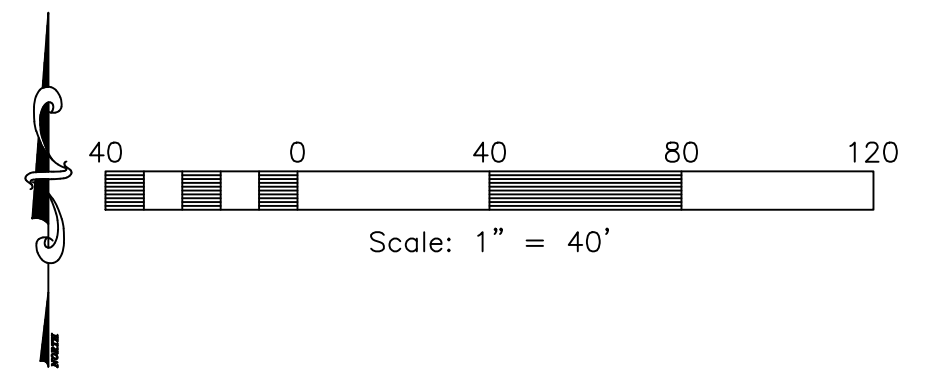
DATE	DESCRIPTION
08-25-21	CK Storage Unit
09-07-21	CK Lot Numbering
10-26-21	CK Drive Approaches
12-07-21	CK City Comments
12-22-21	CK Irrigation Comments

Lilac Estates
TAYLOR, WEBER COUNTY, UTAH

Grading & Drainage Plan

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafted: C. KINGSLEY
Begin Date: JUNE 2021
Name: LILAC ESTATES
Number: 3581-03

Exhibit E



Construction Notes:

- 1) ALL CONSTRUCTION IS TO CONFORM TO THE STANDARD DRAWINGS AND SPECIFICATIONS OF WEST HAVEN CITY.
- 2) CONSTRUCT HANDICAP RAMP PER ADA AND COUNTY REQUIREMENTS.
- 3) PRESSURE SEWER PIPES AND SEWER LATERALS TO HAVE TRACER WIRE.

CULINARY WATER
 W/8 - 8" PVC DR18 C-900 WATER
 W - 1" POLY SERVICE LATERAL W/TRACER WIRE. SPECIFICATIONS OF TAYLOR WEST WEBER WATER DISTRICT MUST BE MET FOR CONSTRUCTION OF WATER LINES.

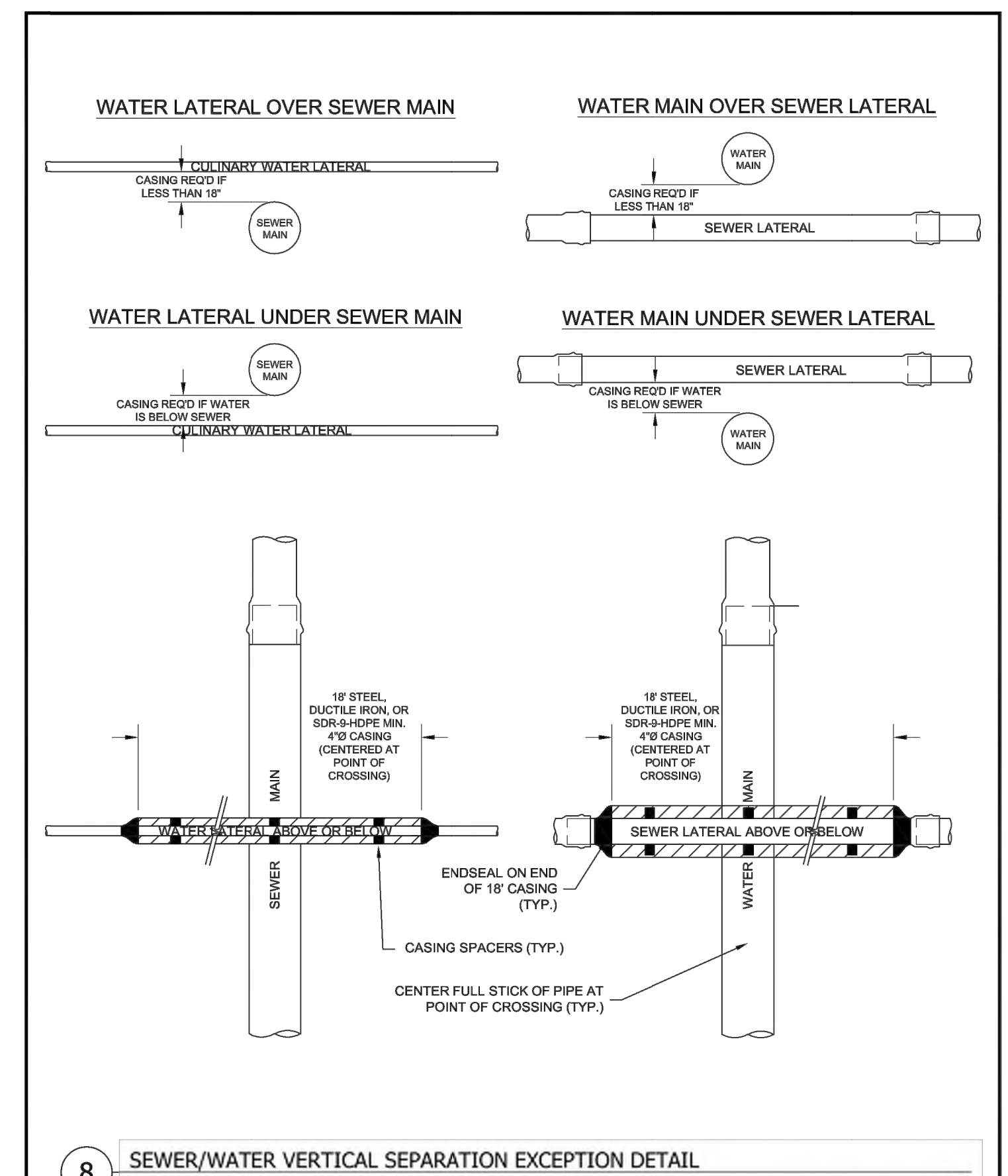
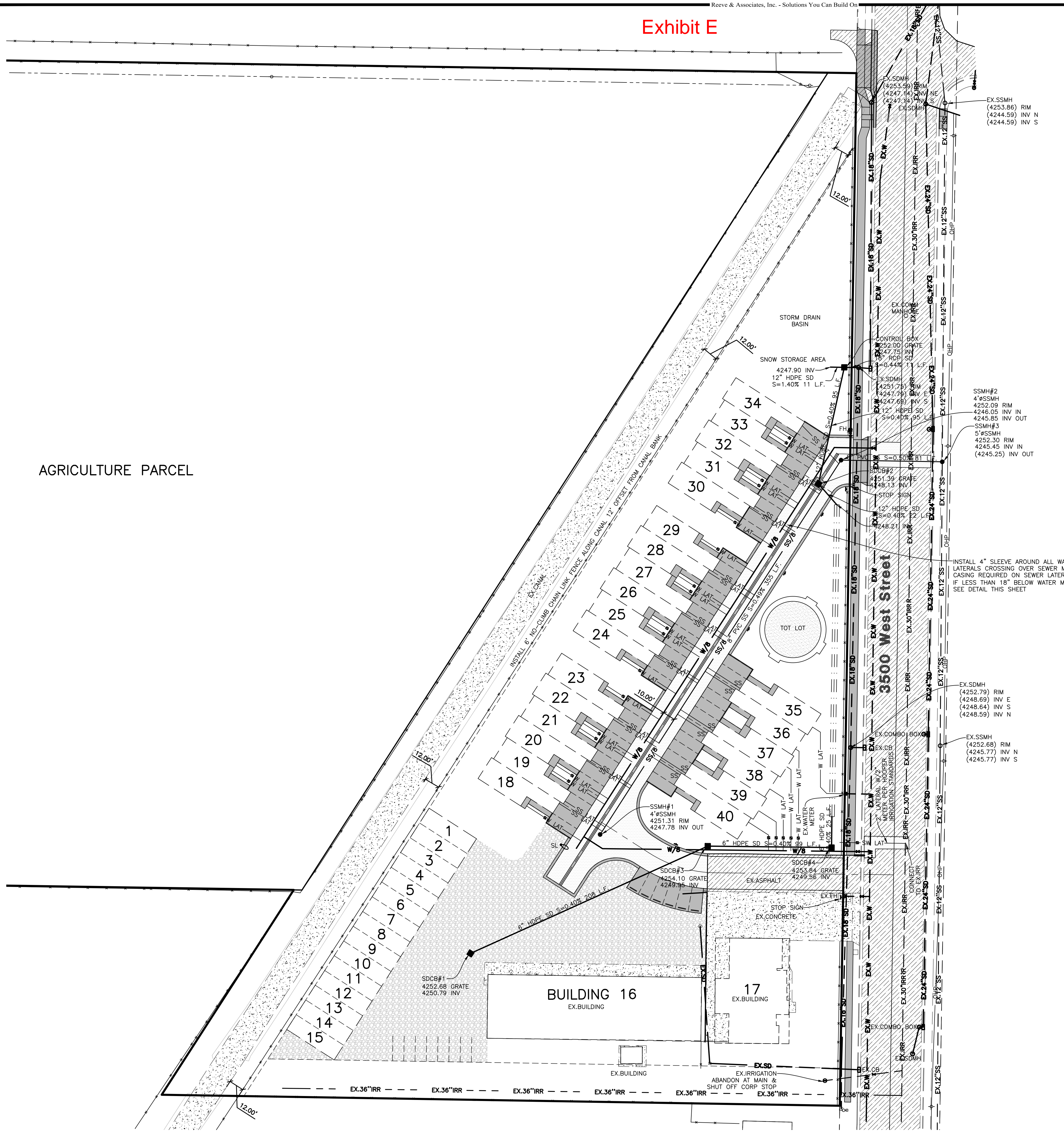
SANITARY SEWER
 SS/8 - 8" PVC SDR-35 SEWER LINE
 SS - 4" PVC SERVICE LATERAL

STORM DRAIN
 6" HDPE SD - 6" HDPE STORM DRAIN
 SD/12 - 12" RCP STORM DRAIN

Reeve & Associates, Inc.
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 671-3100 www.reeve.co

REVISIONS	DATE	DESCRIPTION
08-25-21	CK	Storage Unit
09-07-21	CK	Lot Numbering
10-26-21	CK	Drive Approaches
12-07-21	CK	City Comments
12-22-21	CK	Irrigation Comments

AGRICULTURE PARCEL



8 SEWER/WATER VERTICAL SEPARATION EXCEPTION DETAIL NTS

DRAFTED BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name] DATE: [Date]	STANDARD WATER DETAILS TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT SEWER/WATER CROSSING SHEET 6	
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Lilac Estates
 TAYLOR, WEBER COUNTY, UTAH
Utility Plan



Project Info.
 Engineer: JEREMY A. DRAPER, P.E.
 Drafter: C. KINGSLEY
 Begin Date: JUNE 2021
 Name: LILAC ESTATES
 Number: 3581-03



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for approval of an amended Open Space Preservation Plan for the Riverbend Cluster Subdivision, located at 4300 W 1400 S.

Agenda Date: Tuesday, February 08, 2022

Applicant: Ed Grampp

File Number: LVR051321

Property Information

Approximate Address: 800 South 3600 West

Project Area: 72.2 acres

Zoning: A-1 and A-2

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 150430061, 150430062, 150430034, 150430033, 150450006, 150450070, 150450061, 150450042, 150450015

Township, Range: 6N, 2W, Sec 15, and 16

Adjacent Land use

North: Agricultural	South: Agricultural/ Residential
East: Agricultural	West: Agricultural/ Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7 Definitions
- Title 108, Chapter 3 Cluster Subdivisions, Section 5 Open Space Preservation Plan

Development History

On June 15th, 2021, the Planning Commission granted preliminary approval of Riverbend Cluster Subdivision and approved of the Open Space Preservation Plan.

On September 21st, 2021, the Planning Commission forwarded a positive recommendation to the County Commission of Final Subdivision approval of Riverbend Cluster Subdivision Phase 1.

On February 8th 2022, the Planning Commission will hear a proposal to amend the open space preservation plan.

Summary

The applicant is requesting approval of an amendment to the Open Space Preservation Plan for this subdivision. This proposal would facilitate that placement of a 3.7 acre public utility irrigation pond that is owned, managed, and maintained by Hooper Irrigation and will be used for a regional irrigation pond to serve local residents. The remaining 5-acre open space parcel is proposed to be owned individually, by a local farmer.

Analysis

The cluster code allows a developer to amend an open space plan, as indicated below.

Sec 108-3-5 Open Space Preservation Plan

a) ***Open space preservation plan procedure.***

1. ***Initial open space preservation plan approval.*** An open space preservation plan shall accompany an application for preliminary subdivision approval or an application for an open space preservation plan amendment. Preliminary subdivision approval constitutes approval of the open space plan. A final plat shall comply with the approved open space plan.
2. ***Open space preservation plan amendment.*** After submittal of a new application and application fee an open space preservation plan may be amended, from time to time in accordance with the standards of this chapter. If an amendment of an open space preservation plan affects any part of the recorded subdivision plat, or if an amendment to a subdivision plat affects any part of an approved open space preservation plan, then the two shall be amended together and final approval of the amended subdivision plat shall constitute final approval of the amended open space preservation plan. Otherwise, each may be amended independently. Submission for an independently amended open space preservation plan shall be in compliance with the open space plan submittal requirements of this chapter and shall require the approval of the planning commission.

The proposed change to include a public utility within the open space is permitted through the 108-3-5 (c), (6), (c), which is a cluster code amendment that states the following:

Open space parcel area. *The minimum area for an open space parcel located within a cluster subdivision is as follows:*

- a. ***Common area.*** *An open space parcel designated as common area is not subject to minimum area requirements.*
- b. ***Park area.*** *An open space parcel conveyed to a local park district shall be of a sufficient size to adequately accommodate park infrastructure, amenities, and parking.*
- c. ***Public utility area.*** *An open space parcel conveyed to a culinary or secondary water service provider or a sewer service provider is not subject to minimum area requirements in a cluster subdivision.*
- d. ***Individually owned open space parcel area.*** *An open space parcel designated as an individually owned preservation parcel shall contain an area of not less than five acres and shall be part of a contiguous area of open space consisting of not less than ten acres in total; and shall be in compliance with the following:*

1. *The ten acre minimum contiguous area does not need to be platted in the same subdivision.*
2. *Each individually owned open space parcel shall be provided clear and perpetual legal access from a public or private street right-of-way.*
3. *Drainage detention or retention facilities intended to accommodate subdivision improvements may be located on an individually owned preservation parcel and counted toward the subdivision's overall open space area, but the acreage of the facility shall not be included as part of the parcel's agricultural use, and the acreage of the facility shall be in addition to, not a part of, the minimum parcel area requirement.*

Previously, this portion of open space was to be farmed, and was approved (preliminary) by the Planning Commission to be agricultural open space. The following section of code was considered by the developer and staff after the proposed change to the open space plan was made.

105-3-4 Residential Cluster Subdivision and Layout Standards, Generally

...

(2) In agricultural zones. In an agricultural zone, only one cluster of residential lots is allowed unless more are necessary to avoid development on prime agricultural land, as defined in Section 1012, or sensitive lands as provided in Section 108-3-5(b)(4). The cluster or clusters of residential lots shall be organized in a manner that supports viability of crop production on the open space lands including optimizing ease of access and maneuverability, to and on the open space lands, of large equipment commonly used to support crop production. A cluster of residential lots shall be configured to support the required open space design and layout standards of this chapter. Subdivision phasing that avoids this requirement shall not be allowed.

Staff feels that the proposed change to the open space plan still supports the viability of crop production in this subdivision.

Staff Recommendations

Staff recommends approval of this open space preservation plan amendment. This recommendation is based on the following finding:

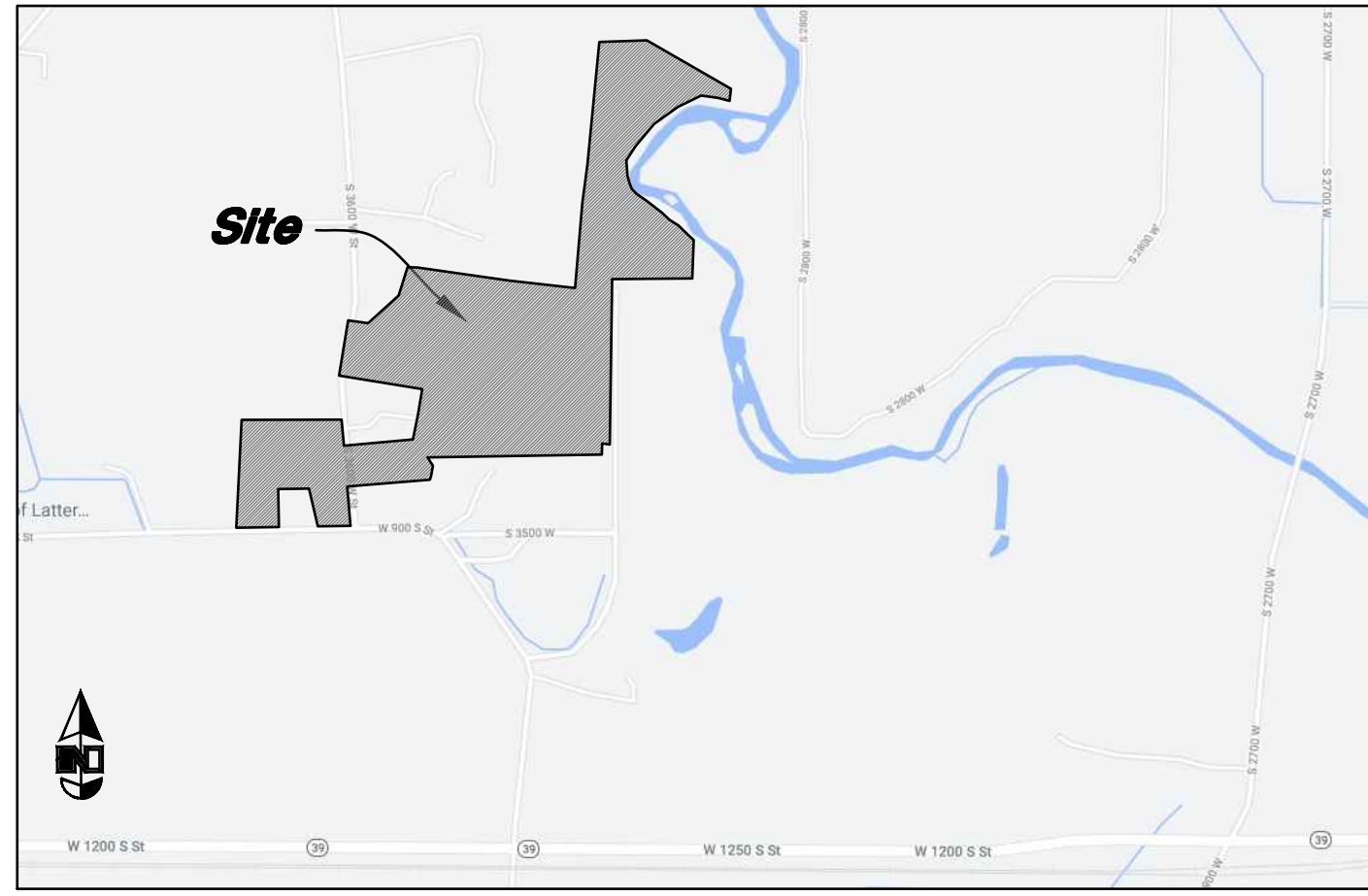
1. The proposed open space preservation plan amendment conforms to the cluster code.
2. The creation of an irrigation water holding pond owned, managed, and maintained by the Hooper Irrigation District will provide a mutually beneficial public utility.

Exhibits

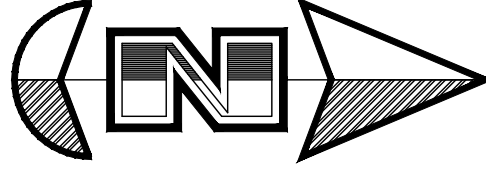
- A. Open Space Preservation Plan Amendment

Area Map





VICINITY MAP
Not to Scale



Scale: 1" = 150'

- NOTES:
- Phase 1 = 1,565,966 Sq Ft - 35.949 Acres
 - Phase 2 = 1,457,872 Sq Ft - 36.275 Acres
 - Parcels C, D, E, F, G, H, & I, are to be designated as Common Area.
 - Common Area is to be owned and maintained by Home Owners Association.
 - Parcels A, B, and J are to be dedicated as Open Space for Agricultural Preservation and Detention ponds.
 - Open Space is to be owned by a private entity (entities) and is to be used for Agricultural/Open Space Proposes and/or Irrigation Ponds.
 - Parcel L is to be Dedicated as Open Space for Agricultural Preservation and Irrigation Pond Purposes and will be owned and maintained by Hooper Irrigation Company.
 - Weber River is to be dedicated as Sensitive Lands and is to be used for Open Space Proposes.

SITE TABLE

Overall Area	72.224 Acres
Agricultural Open Space Required	31.065 Acres
Provided	34.820 Acres
Weber River	3.485 Acres
Additional Common Area /Open Space	1.722 Acres
Net Open Space Area	40.027 Acres
Area in Roads	10.094 Acres
Developable Area (100%)	58.645 Acres
Allowable lots	63.8644
Developable Area (25%)	3.485 Acres
Allowable Lots	0.9487
Total Allowable Lots	64.813
50% Bonus Density	32.406
Total Lots	97.219

RIVERBEND FARMS OPEN SPACE PRESERVATION PLAN NARRATIVE

There are approximately 31 acres of open space in the Riverbend Farms subdivision that will be preserved for agricultural use.

Although Agricultural Preservation Open Space Parcels are to preferably be organized into an contiguous area in this case the preservation of Agricultural Preservation Open Space is best accomplished by creating two separate areas. This allows land that is best suited for agricultural purposes to be preserved. A memorandum of findings that supports this conclusion has been submitted to Weber County.

The Agricultural Preservation Open Space will be made available to farms for lease to be used for agricultural purposes. Discussions with local farmers who are knowledgeable and experienced in agricultural uses have shown there is strong interest in farming the land to produce crops.

There are also approximately 5.5 acres of Common Area Open Space that is not part of the Agricultural Preservation Open Space, of which 2.2 Acres will be dedicated to the Homeowner's Association. The remaining 3.7 acres will be dedicated to Hooper Irrigation Company for a Regional Irrigation pond, this area is adjacent to Parcel A which will be Agricultural Preservation Open Space. The existing drainage slough that runs through the property will be located within the Common Area Open Space Parcels, together with a walking path.

REV	DATE	DESCRIPTION
1	6/8/2021	County Comments, Site Table

GREAT BASIN ENGINEERING
 5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 SALLC (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM

Open Space Preservation Plan
Riverbend Farms
 A part of Section Southeast Quarter of 16 and the West Half of Section 15, T6N, R2W, S16&M, U.S. Survey



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

APPLICATION INFORMATION

Application Request: A public hearing for consideration of a requested rezone from A-1 to R-1-10 on approximately 19.47 acres.
Agenda Date: Tuesday, February 8, 2022
Applicant: Brad Brown
File Number: ZMA 2021-10

PROPERTY INFORMATION

Approximate Address: 2851 W 3100 N, Plain city
Zoning: The area to be rezoned is currently A-1
Proposed Land Use: Residential (R-1-10)

ADJACENT LAND USE

North: Residential (Plain City)	South: Future Nilson Homes project
East: Residential (Plain City)	West: Residential (Plain City)

STAFF INFORMATION

Report Presenter: Steve Burton
sburton@webercountyutah.gov
801-399-8766
Report Reviewer: CE

Applicable Ordinances

§ 102-5: Rezoning Procedures

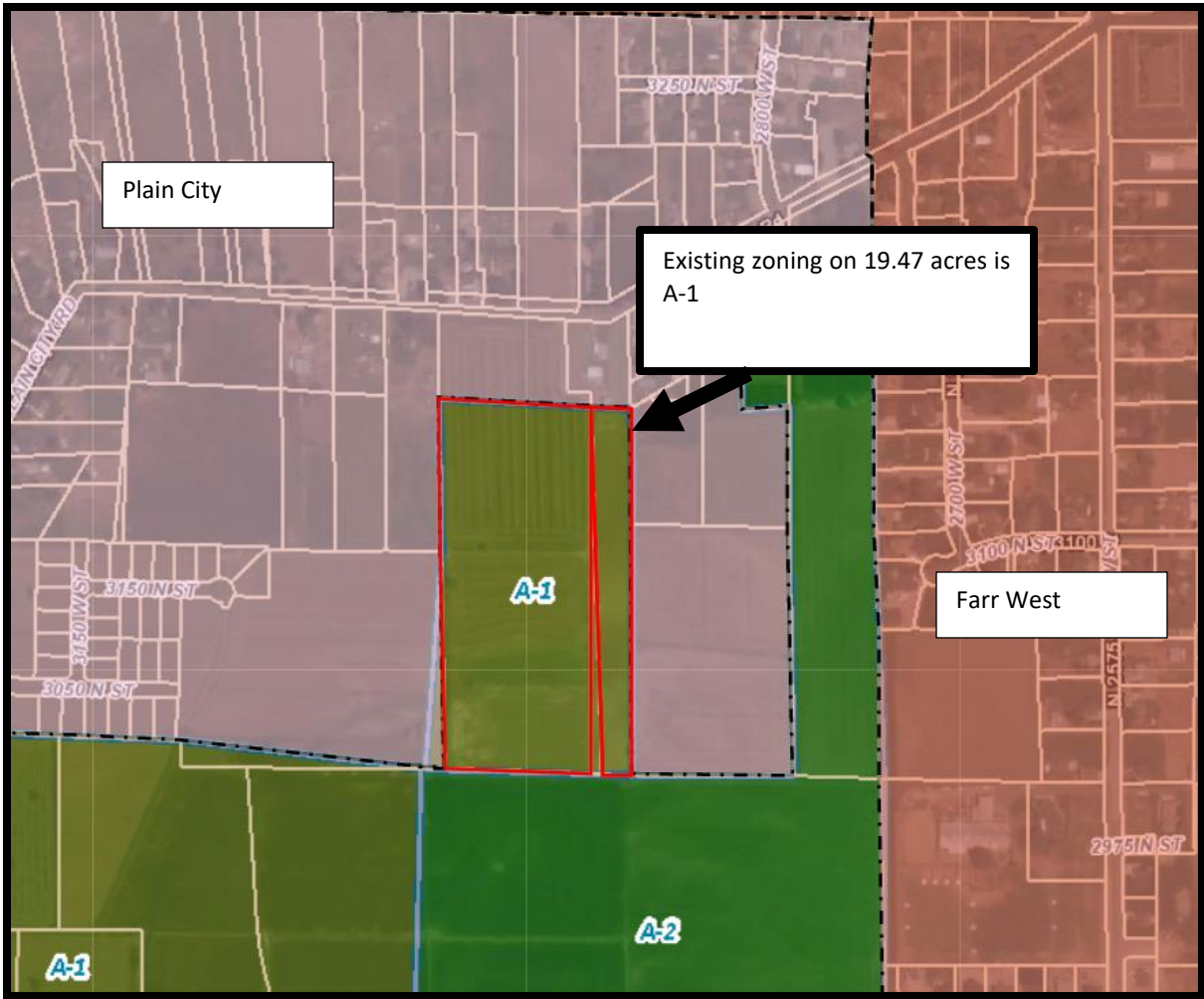
§ 104-12: Single-Family Residential Zones (R-1-10)

Legislative Decisions

This is a legislative matter. When the Planning Commission is acting on a legislative matter, it is acting to make a recommendation to the Board of County Commissioners. There is wide discretion in making legislative decisions. Criteria for recommendations on a legislative matter suggest compatibility with the general plan, existing ordinances, and best practices. Examples of legislative actions are general plan, zoning map, and land use code amendments.

Summary

This item is an applicant-driven request to amend the zoning map from A-1 to R-1-10 on 19.47 acres. The rezone, if approved, will result in the owner platting a 58 lot subdivision near plain city limits.





Plain City

Proposed zoning on 19.47 acres is R-1-10

Farr West

A-1

A-1

A-2

Policy Analysis

Concept Plan

The concept site plan that was provided with this application is below.



Zoning

The proposed concept plan shows each lot meeting the zoning minimum area of 10,000 square feet and a zoning minimum frontage of 80 feet of lot width along public roads.

Public Roads and Trails

The site is required to connect to the roads and trails within the Nilson Homes subdivision directly to the south. There will be a 10 foot paved pathway along the west side of the development, heading north onto Plain City Road, with trees proposed to be located within the front yards of the subdivision lots. By providing street trees, and a 10 foot pathway, with sidewalk along the other roads in the subdivision, this development will transition into the Nilson Homes development, and appear to be the same or similar type residential subdivision.

This plan also shows a small park in the middle of this subdivision, as well as public road connections to the east and west.

Water and Sewer Feasibility

The applicant plans to connect to Central Weber Sewer for sewer connections and Bona Vista Water for culinary water needs. The project will tie into the Weber-Box Elder Conservation District for secondary water. Water, secondary water, and sewer considerations will be reviewed in greater detail as subdivision plats are submitted, if the rezone is approved. The applicant has provided general feasibility letters from these providers.

General Plan

The Future Land Use Map of the West Central Weber County General Plan indicates that this area should be annexed into Plain City. The Planning Division is recommending that this rezone, if approved, be tied to a development agreement which specifies that the owners of property (current and future) will not protest annexation into Plain City. This will allow Plain City to annex the property at the time they so choose.

Currently, Plain City's zoning that is adjacent to this property is RE-15 and RE-20 (15,000 square foot and 20,000 square foot lot sizes). The proposed zoning of R-1-10 is not considered too-incompatible with the surrounding neighborhood. The R-1-10 will allow diversity in lot sizes in this area, while still maintaining the single family presence.

County Rezoning Procedure

The land use code lists the following as considerations when the Planning Commission makes a recommendation to the County Commission:

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:

- a. Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. The extent to which the proposed amendment may adversely affect adjacent property.*
- d. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Staff Recommendation

Staff recommends that the Planning Commission forward a recommendation to the County Commission to approve the proposed rezone of approximately 19.47 acres from A-1 to R-1-10, File #ZMA 2021-10. This approval is based on the following conditions:

1. Prior to consideration by the County Commission, the owner will enter into a development agreement with the County, that development agreement showing an agreed upon public street and trail connection to the subdivision to the south. The development agreement will also include a statement that prohibits property owners from protesting annexation into Plain City at any point in the future.

This recommendation may come with the following findings:

1. The proposal is not in conflict with the West Central Weber General Plan.
2. The development is not detrimental to the overall health, safety, and welfare of the community.

Exhibits

Exhibit A: Project Narrative

Exhibit B: Concept site plan

Exhibit C: Water and Sewer Feasibility Letters

Weber Vista Subdivision Zoning Map Amendment Request Narrative

We are requesting a Zoning Map Amendment for our property near 2851 W 3100 N in unincorporated Weber County. This includes two parcels and approximately 19.47 AC. We are requesting a change from A-1 to R-1-10. This is consistent with adjacent development. This property abuts to the south, a larger mixed-use development, known as JDC Ranches, being done by Nilson Homes. We have designed it, essentially, as an extension of that project with consistent densities and connectivity from their project through ours, to North Plain City Road. (Nilson's latest drawings don't show the connection point where we do, on the west side of our project, but they have indicated, that, in concept, they would be willing to move their main road to match.) This property is currently not on a public street, but will have access to the North through a contiguous parcel in Plain City (which is also ours), the JDC property to South, and West Park Village Phase II to the West.

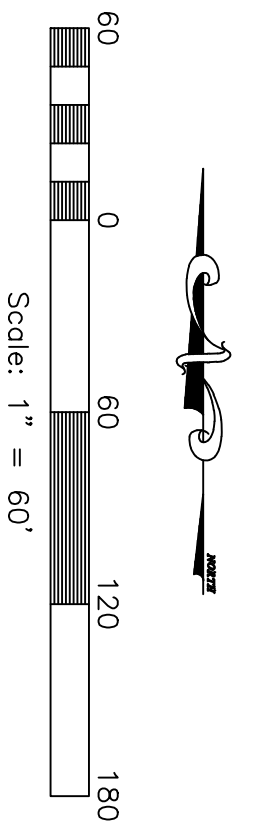
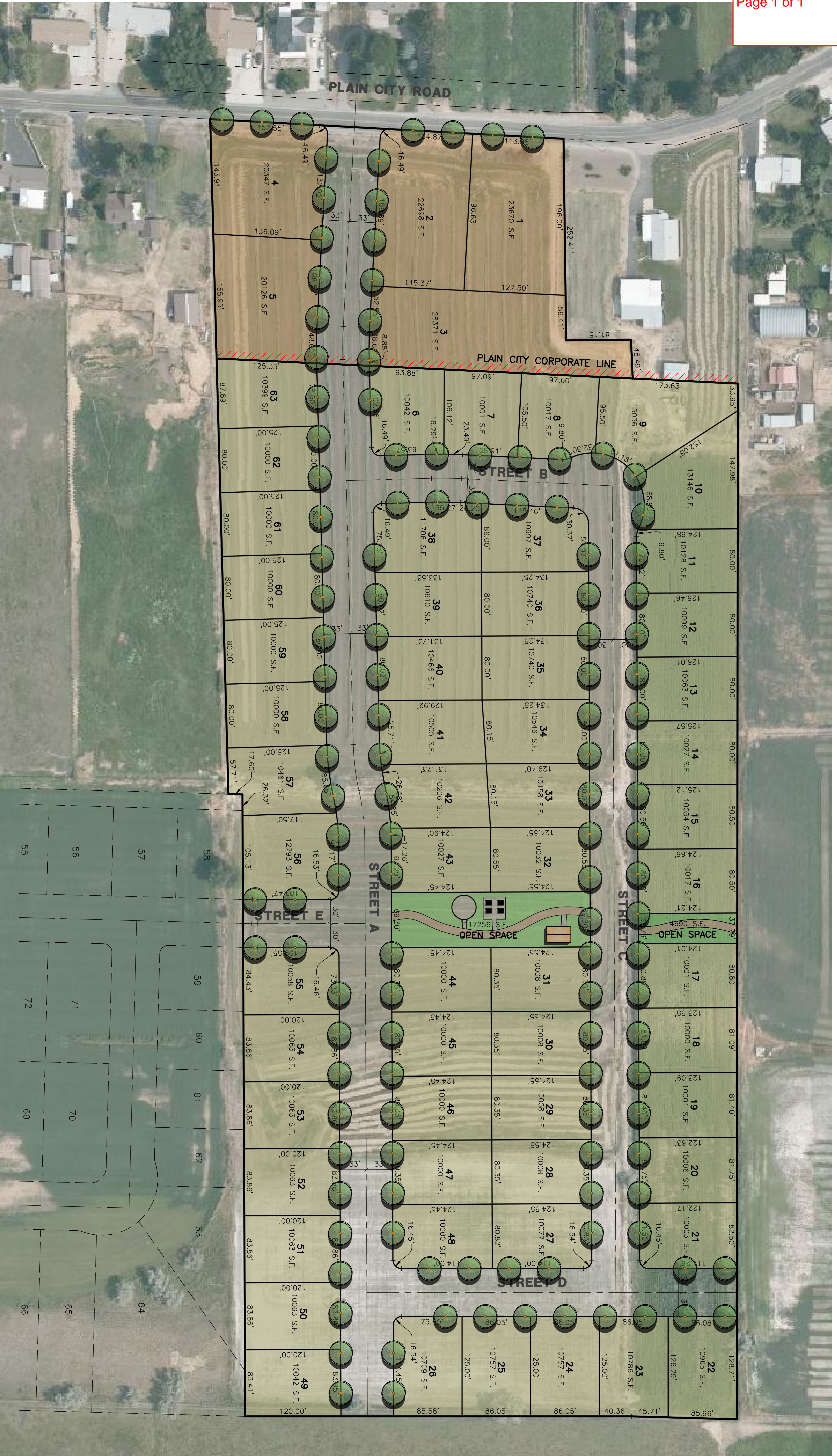
We have will-serve letters from Bona Vista and Pineview for water. As far as sewer, we are planning on connecting to Central Weber Sewer. They have indicated that they have sufficient capacity, but they cannot provide a will-serve letter until our petition is approved with the Central Weber Board (scheduled for Dec 20). Kevin Hall indicated that he had discussed this with Rick Grover.

Please feel free to reach out to me directly with any questions.

Brad Brown

(801)309-0399

brad@stewardland.com



Williams/Fox Properties

Plain City, Weber County, Utah

DEVELOPER:
 Colliers International
 Sky Hazlehurst
 1708 East 5550 South
 South Ogden, UT. 74405
 (801) 837-2020

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 S. 1500 W., RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc. - Solutions You Can Build On

Revised: 02/01/22

Sheet	1
Sheets	1

Project Info:
Engineer: Reeve
Planner: C. Cove
Designer: E. Roche
Date: 11-16-21
Name: WILLIAMS/FOX PROPERTIES
Number: 7152-14

Williams/Fox Properties

PART OF THE NE 1/4 OF SECTION 27, T.7N., R.2W., S.1B & M., U.S. SURVEY
 PLAIN CITY, WEBER COUNTY, UTAH

Concept Plan

REVISIONS	
DATE	DESCRIPTION

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL: (801) 821-3100 FAX: (801) 621-2666 www.reeve-asso.com

LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

From: [Kevin Hall](#)
To: [Grover, Rick](#)
Cc: [Ewert, Charles](#); [Bradley Brown](#)
Subject: RE: Weber County Feasibility Letter
Date: Wednesday, December 15, 2021 3:11:00 PM
Attachments: [image001.png](#)

Hello Rick:

In response to the request below, Mr. Brown's has requested service from Central Weber Sewer Improvement District for the Weber Vista subdivision. A current petition to annex the property is under consideration by the CWSID board of trustees. We anticipate a decision on December 20, 2021. This area is outside of the area that CWSID has planned to service, and so we are waiting the Board's decision before providing a will serve letter. If the board acts to annex the area of the Weber Vista Subdivision, then the District will provide the service in a similar manner to other areas serviced by the CWSID in the unincorporated portions of Weber County. A will serve letter can be provided at that time, which will specify additional details.

Thank you,
Kevin Hall
Central Weber Sewer Improvement District

From: Bradley Brown <Brad@stewardland.com>
Sent: Wednesday, December 15, 2021 2:35 PM
To: Kevin Hall <kevinh@centralweber.com>
Cc: Grover, Rick <rgrover@co.weber.ut.us>; Ewert, Charles <cewert@co.weber.ut.us>
Subject: Weber County Feasibility Letter

Kevin,

I spoke with Rick just now, and he is aware of the situation. He told me to ask you if you would write a simple letter saying that that Central Weber would be willing to serve our property **IF** everything gets approved by the board.



Brad Brown Managing Partner
1708 E. 5550 S. STE 18 Ogden, UT 84403
O: 801.590.0980 M: 801.309.0399
StewardDev.com



Bona Vista Water Improvement District

2020 West 1300 North, Farr West, Utah 84404

Phone (801) 621-0474 Fax (801) 621-0475

Exhibit C
Feasibility Letters
Page 2 of 3

November 8, 2021

To Whom it May Concern:

RE: **AVAILABILITY LETTER** – Fox Subdivision

The development is located at approximately 2855 West North Plain City Rd in Plain City consisting of 60-70 lots.

This letter is **ONLY** to state that the above named project is in the boundaries of the Bona Vista Water Improvement District and water will **ONLY** be available under the following conditions:

- The property is annexed into the District, if necessary.
- The subdivision utility plan is reviewed and approved by the District.
- Review fees are paid to the District.
- Proof of Secondary Water is provided to the District.

The non-refundable fee for the plan review is \$450 plus \$75 per lot and includes running one fire flow model. We consider this fee to be minimal and is only to cover the cost of review by the District administration, inspectors, and the District Engineer. If additional models are requested, supplementary fees will be required. Only the phase in consideration is guaranteed service, and the plan review is good only for a period of one year from the date of the will serve letter, if not constructed.

Furthermore, the District's responsibility is to provide flow and pressure to the development. The Developer and his Engineer are responsible to provide proper flow and pressure throughout the development. This may require some over-sizing within the development, as determined by the District.

This letter is the first of two letters that will be issued for this development. Following the acceptance of the above conditions the District will issue the "Will Serve" letter.

This subdivision, like all other subdivisions, must have a secondary water system for all outside irrigation usage. Prior to the District accepting connection fees, the owner or developer must furnish proof of secondary. If you have any questions please call 801-621-0474, ext 207.

Sincerely,

Matt Fox
Assistant Manager

Board of Directors

Scott VanLeeuwen, Chairman – Marriott/Slaterville
Michelle Tait, Vice Chairwoman - Harrisville
Z. Lee Dickemore – Farr West
Jon Beesley – Plain City
Ronald Stratford – Unincorporated Area

Management

Blake Carlin, Manager
Matt Fox, Assistant Manager
Marcie Doolan, Office Manager



December 15, 2021

Plain City Planning
Re: Williams/Fox Project

To Whom It May Concern:

We have reviewed the plans for Williams/Fox Project, this property is not currently part of the secondary water district. The owner of this property will need to complete inclusion requirements and provide water to bring the property into the water district. We will service this development after the inclusion requirements have been met.

Please contact me with any questions or concerns.

Sincerely,

Charlett W. Dean
Connections & Assessment
801-622-4342